

the lender direct. Buyer agrees to periodically give Seller written evidence that the first mortgage loan is kept on a current basis, as Seller may from time to time request.

3. Buyer may enter into possession of premises forthwith; Seller acknowledges that all of his possessions have been removed from said property.

4. Seller acknowledges that he has received the full payment of the purchase price to which he is entitled and Seller agrees to, simultaneous with the execution of this Bond for Title, at Sellers expense, execute and deliver to Purchaser or Purchaser's attorney a good and marketable title to the above described property in fee simple, by general warranty deed with documentary stamps thereon and with dower renounced, free and clear of all liens and encumbrances of every nature except for rights of way and easements for utility purposes, subdivision restrictions, current year taxes which shall be prorated as of this date and the first mortgage against the subject property held by First Federal Savings and Loan Association of Greenville. Buyer shall have the privilege to immediately record said deed or to hold said deed and record the same at some subsequent date. However, in all events Buyer agrees to indemnify and hold Seller harmless from any loss Seller may occur from the possibility of any deficiency judgment against Seller that may occur in the event of a mortgage foreclosure by the first mortgage holder. At the time the deed is recorded Buyer will secure a release of liability of Seller from lender.

5. Seller agrees that having conveyed all his interest in the subject property to Buyer and received his full equity therefor, that Seller has no right to encumber said property in the future and any attempt to do so shall be void. Notice is given to all parties, including future creditors of Seller, that Sellers interest in said property is hereby transferred to the cash monies he has received at this closing.

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