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(a) Nine Thousand Nine Hundred Fifty and No/100 (\$9,950.00) Dollars upon execution of this document, the receipt of which is hereby acknowledged by Seller.

(b) In addition, Purchasers shall pay Seller the sum of Fifty Thousand and No/100 (\$50,000.00) Dollars in seventy-two (72) payments. The first seventy-one (71) equal consecutive monthly payments are to be due and payable in the sum of Five Hundred Fourteen and 31/100 (\$514.31) Dollars per month, the first payment being due on May 1, 1981 and each subsequent payment due on the 15th day of each month thereafter. The seventy-second (72nd) payment is to be the balance due to the Seller. Said payments are to be applied first to interest and then to principal. Purchasers reserve the right to prepay without penalty.

3. Occupancy. Upon execution of this document and thereafter, as long as the covenants and conditions of this Bond for Title continue to be performed by the Purchasers, the Purchasers shall have the right to peaceably occupy and possess the above-described real property without interruption from the Seller or anyone lawfully claiming through Seller.

4. Maintenance. The Purchasers covenant that they will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear excepted.

5. Taxes and Insurance. Purchasers covenant that they will keep said improvements now or hereafter erected upon said premises insured against fire or other perils with a reputable company or companies, authorized to do business in the State of South Carolina in a sum of not less than the full insurable value of said improvements. The Purchasers will pay all assessments and property taxes of every kind and nature against the premises when due. Seller hereby covenants and agrees that in the event of damage due to fire or other perils, that all insurance proceeds in excess of those paid to the mortgagee shall be paid and are hereby assigned to the Purchasers and Seller hereby relinquishes all

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