

Book 1115 Page 937

4. Buyer may take immediate possession of the premises. He is hereby granted permission to put his septic tank, well and foundation for dwelling on the property. However, Buyer may not proceed further with any improvements of any nature on the property until he has paid the balance due on the purchase price and secured a deed to the lot.

5. Buyer agrees that the dwelling he erects on the lot shall conform to the building restrictions recorded in the RMC Office for Greenville County in Deed Vol. 1116 at Page 932, as amended in Book 1120 at Page 25. Seller acknowledges that the plans for the dwelling have been approved by the Architectural Committee.

6. Seller shall, upon full compliance by the Buyer with his promises herein, including the full payment of the purchase price, interest and taxes according to the terms hereof, execute and deliver to Buyer a good and marketable title to the above described property in fee simple by general warranty deed free and clear of all liens and encumbrances of every nature except for any easements, rights of way or restrictions of record as of this date, or as may appear from a visual inspection of the premises.

7. Time is of the essence of this agreement. In the event Buyer at any time fails to pay the principal, interest, taxes, or other obligations hereunder when due and payable and shall be past due and unpaid for a period of thirty (30) days, Seller, at his option, may immediately declare the whole amount due and payable in full together with a reasonable attorney's fee and court costs, and the Seller shall have the further right to institute foreclosure proceedings of this Bond for Title in the same manner and form of a mortgage foreclosure proceeding. Failure to exercise this option shall not constitute a waiver of the right to exercise it in event of any subsequent default.

8. Notice of forfeiture or any other notice hereunder may be given by mailing such notice, by first-class mail, addressed to Buyer at the address given below his signature, or such other address in the United States as he may later designate by a written notice to Seller. Notices to Seller may be similarly given to them at their stated or any future substituted address.

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