

BOND FOR TITLE
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(a) Taxes which are due and payable in the calendar year in which the full payment is made; (b) Easements and/or rights-of-way which appear of record and/or on the premises; and (c) Covenants and restrictions imposed upon said property.

VI.

It is understood and agreed that time is of the essence of this Contract and the Purchaser shall pay to the Seller a late charge of FIVE (\$5.00) DOLLARS on any monthly installment not received by the Seller within twenty (20) days after the installment is due and should the Purchaser become thirty (30) days in arrears in payment hereunder, or in payment of taxes and insurance, or in the performance of any of the conditions hereof, then the Seller shall give written notice to the Purchaser at ROUTE 5, GREER, SOUTH CAROLINA 29651 notifying the Purchaser of such default, and if the Purchaser fails to remedy such default within ten (10) days after receipt of such written notice, then, at the option of the Seller, all sums then owing by the Purchaser to the Seller shall become immediately due and payable, and this Bond for Title may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this Bond for Title or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Seller, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Seller, as a part of the debt secured hereby, and it may be recovered and collected hereunder.

VII.

This Contract shall be binding on the parties hereto, their heirs and assigns; provided, however, that Seller shall not be required to recognize any assignment by Purchaser of the within Contract until Purchaser shall have notified Seller in writing thereof, with the name and address of assignee in writing, and mailed to Seller, VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED, with postage prepaid at Seller's address, ROUTE 5, BOX 309, GREER, SOUTH CAROLINA 29651.

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