

The monthly payments above set forth shall be made payable directly to the Sellers at the following address: James R. Sapp -
103 Avon Drive, Taylors, S.C. 29687

The Buyers shall be responsible to reimburse Sellers for the amount of taxes and insurance within thirty (30) days after notice is given by Sellers at the end of each year. Buyers shall pay to Sellers on or before January 10, 1983 their pro-rated share of taxes for the year 1982 in the amount of Two Hundred Forty Five and 66/100 (\$245.66) Dollars. Buyers shall pay to Sellers on or before July 31, 1983 their pro-rated share of hazard insurance for the year 1982 in the amount of Ninety Eight and 02/100 (\$98.02) Dollars.

The Sellers do hereby assign, transfer and set over unto the Buyers all of their right, title and interest in any proceeds from the fire insurance policy over and above the balance due and owing Sellers by Buyer. It is the intent of this Agreement that should there be a casualty loss that the Buyers shall be the beneficiary of any payment of said loss over and above the balance of the amount due and payable to the Sellers by the Buyers pursuant to the closing of this transaction.

It is further agreed that the Sellers will remain as the named insured on the fire insurance policy and that the Buyers will cause to be issued another policy for their contents as they may deem advisable.

The Sellers bind themselves as further consideration for this Bond for Title that they will execute a good fee simple warranty deed upon payment of the full purchase price and any dower that is necessary, free and clear of all liens and encumbrances.

The Buyers agree to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this Bond for Title, and in the event of sixty (60) days default by the Buyers in making any of the payments herein provided for, then, at the option of the Sellers, all rights and interest of the Buyers under this Bond for Title may thereupon be declared terminated by the Sellers as rental or liquidated damages of said property, and said Bond for Title shall thereafter be cancelled, or the Sellers may take and enjoy any other remedy which may be proper in the premises.

This Bond is executed by the Buyers with the understanding and agreement that the property herein described has been inspected by the Buyers

19504

4328 RV-2