

Bank of Greer within the applicable grace period.

The Seller further agrees that in the event he shall default in the payment of any installment required to be paid by the mortgage to the Bank of Greer, he shall notify the Buyer in writing by certified mail, the Buyer may make such payment or payments to the Bank of Greer and he shall be entitled to receive a credit in the amount of such payment or payments to the Bank of Greer against the next insuing payment or payments due and payable to the Seller under this Bond for Title.

The Seller shall continue to make the monthly payments required by the mortgage to the Bank of Greer until said mortgage shall be fully paid.

In the event Buyer obtains other financing for the purchase of this property before the mortgage to the Bank of Greer is paid in full, Seller agrees to pay off the Bank of Greer mortgage out of the proceeds received from the Buyer as a result of such other financing.

(8) NOTICES: All notices required to be given to the parties hereto shall be sent by registered or certified mail as follows:

To the Buyer: Mr. Kenneth W. Gurley
3227 Wade Hampton Blvd.
Taylors, South Carolina 29687

To the Seller: Mr. W. E. Shaw
2805 Wade Hampton Blvd.
Taylors, South Carolina 29687

(9) FURTHER ENCUMBRANCE: The Seller shall not voluntarily or involuntarily file or permit to be filed against him any further lien or encumbrance against the subject property following the execution hereof so long as the Buyer is not in default hereunder.

(10) The Seller shall have the right from time to time to inspect the premises during normal business hours for the Seller's protection upon giving reasonable notice to the Buyer.

(11) Upon payment in full of the purchase price and all interest due hereunder, the Seller shall pay for the preparation of the Warranty Deed as set forth in Paragraph (1) hereinabove, and shall further pay for any and all documentary stamps in the amount of the consideration stated thereon.

0933

4325 RV-2