

month's payment. Failure to make any monthly payment for more than sixty (60) days will be grounds of default by Purchasers as set forth hereinafter.

Upon payment by the Purchasers of the total purchase price, Seller will convey to the Purchasers good fee simple marketable title to the Purchasers by general warranty deed and will affix the necessary amount of document tax stamps to said deed. At that time Seller will pay off the existing first mortgage to Molton, Allen & Williams, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1288 at Page 733, in the original amount of Twenty Two Thousand Six Hundred and No/100 (\$22,600.00) Dollars and having a present balance of Twenty Thousand Twenty-one and 51/100 (\$20,021.51) Dollars, and any other liens, assessments or encumbrances incurred by him that are not the responsibility of the Purchasers.

Seller will continue to make the first mortgage payment of One Hundred Ninety-nine and 50/100 (\$199.50) Dollars, of which One Hundred Sixty-one and 92/100 (\$161.92) Dollars is principal and interest. Seller will continue to make escrow payments as required by the first mortgagee, including any increases that result.

Each year upon payment of the hazard insurance premium and real property taxes by the escrow account, Purchasers shall pay to the Seller an amount equal to the insurance premium plus the real property taxes or each item shall be paid to the Seller separately upon payment by the escrow account.

Purchasers shall secure their own hazard insurance coverage for the subject property, naming the first mortgagee and the Seller as loss payees in addition to themselves. Upon a total loss of the subject property and payment by the Purchasers' insurance, priority of payment will be: (1) first mortgagee; (2) Seller; (3) Purchasers.

Seller agrees not to further encumber the property by mortgage lien or otherwise. However, should any lien or encumbrance be placed on the property due to actions by the Seller or which are his responsibility, he shall promptly cause them to be removed so as not to jeopardize Purchasers' interests. Purchasers agree to maintain the value of the subject property and to prevent the value from declining except for circumstances beyond their control. Purchasers agree to pay any liens or assessments against the property from the date of this instrument except for those described hereinabove.