

thereafter until the entire indebtedness is fully paid, except that any remaining indebtedness, if not sooner paid, shall be due and payable on April 20, 1993.

3. Occupancy. Purchaser shall enjoy the right to peaceably occupy and possess the premises without interruption from the seller or any one lawfully claiming through seller as long as the covenants and conditions of this Contract For Deed continue to be performed by purchaser.

4. Maintenance, Taxes and Insurance. The purchaser covenants that she will keep the premises and all improvements now existing or hereafter erected thereon in good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that she will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies authorized to do business in the State of South Carolina, in a sum not less than the full insurable value of said improvements, and deliver to seller appropriate endorsements on said policies. The purchaser will pay all assessments and property taxes of every kind and nature levied against the premises for the year of 1983 and subsequent years. In the event the purchaser fails to pay for such taxes and insurance when due, the seller shall have the right to pay for same and add the cost thereof to the balance due on the purchase price, which shall bear interest at the rate of 18%.

5. Encumbrances on Property. The property is sold with a warranty that as of the sales date, April 20, 1983, there are no encumbrances on the property, other than county taxes for the current year which will be due and payable in January 1984.

6. Time and Definition of Words. Time is of the essence of this agreement. The words "Seller" and "Purchaser" as used herein shall include the masculine and the feminine gender, singular and plural, and shall include any person, partnership or corporation as the context may require.

7. Risk of Loss. Destruction of, or damage to, any building or other improvement now existing or hereafter placed on the property, if any, described in this Contract, whether from fire or any other cause, shall not release the purchaser from any of his obligations under this contract, it being expressly understood that the purchaser bears all risk of loss, to or damage of the property.

8. Mechanics Liens. The purchaser shall indemnify and hold the seller and the property of the seller, including the seller's interest in the property, free and harmless from liability for any and all mechanics' liens or other expenses or damages resulting from any renovations, alterations, buildings, repairs, or other work placed on the property by the purchaser.

9. Liability. The purchaser shall indemnify and hold the seller free and harmless from any and all demands, loss, or liability resulting from the injury to or death of any person or persons because of injury or death resulting from or occurring on the property after the date possession of the property is delivered to purchaser.

10. Default. The purchaser covenants that in the event any of the sums set forth above shall not be paid when due, including interest, principal, taxes, insurance, expenses for repairs, etc., or in the event the purchaser fails and neglects to carry out any of the terms, conditions and obligations set forth in this Contract For Deed, the seller shall give written notice duly transmitted by regular United States Mail, addressed to the last known mailing address of the purchaser, notifying the purchaser of such default, and if the purchaser fails to remedy such default within ten (10) days after receipt of such