

It is understood and agreed that the Purchaser will pay the property taxes and hazard insurance premium on said premises commencing on the day this agreement and contract is executed and delivered.

It is understood and agreed by and between the undersigned that the Purchaser takes possession of the realty hereinabove described subject to any and all restrictions and/or covenants on record in the Greenville County Court House, Greenville, S. C. It is further agreed and understood by and between the undersigned that the Purchaser takes possession of the above described property as is and the Purchaser is to be responsible for any up keep and repair of said property and also agrees to pay for all utilities, including, but not limited to gas, water and electricity.

It is also agreed that the Purchaser will not make any major alteration or change without written consent of the Seller and agrees to keep the premises in a reasonable good state of repair.

In the event the Purchaser fails to make any payment on or before the time stated in the preceding paragraphs or violates any condition of any contract, then this contract shall be terminated at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises as liquidated damages for the breach of this contract.

The premises herein are to be used for residential purposes only and the Purchaser agrees not to maintain nor permit to be maintained any activity on said premises which would be a nuisance or devalue the property. It is also agreed that in the event the Seller takes possession of the premises because of a breach of the contract by the Purchaser, all personal property located on said premises and all improvements on said premises are to be considered property of the Seller.

It is understood and agreed by and between the undersigned that in the event any Court of Law invalidates any of the conditions and terms of this Contract, then the remaining conditions and terms shall have full force and effect.