

via 1007 130

2. Purchase Price. As the total purchase and sales price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums which the Buyer reserves the right to repay in whole or in part at any time without penalty, to-wit:

A total purchase price of Twelve Thousand Seven Hundred Fifty (\$12,750.00) Dollars of which Five Hundred (\$500.00) Dollars has been paid, leaving a balance of Twelve Thousand Two Hundred Fifty (\$12,250.00) Dollars, payable in equal monthly installments of Two Hundred (\$200.00) Dollars each, due and payable on 1st day of each and every month, and commencing on the 1st day of October, 1974, and on the 1st day of each and every month thereafter, until paid in full; payments to be applied first to interest and then to principal, with the right to anticipate in any amount at any time, without penalty.

3. Occupancy. As long as the covenants and conditions of this Bond continue to be performed by the Buyer, the Buyer shall have the right to peaceably occupy and possess the above described real estate without interruption from the seller or anyone lawfully claiming through the Seller.

4. Taxes and Insurance. The Buyer covenants that he 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 along excepted; that he 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 of not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies. The Buyer will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Buyer fails to pay for such taxes and insurance when due, the Seller shall have the right to pay for the same and add the costs thereof to the balance due on the purchase price, which shall bear interest as the rate hereinable provided.

5. Escrow Account. The Seller in his discretion may require the Buyer to deposit with Seller in addition to the payments above provided for principal and interest payable under the terms hereof

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