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Bank of Greenville, then at such time, upon due and written notice being given by the SELLERS herein to the PURCHASER herein, all such further payments will be made payable directly to the SELLERS.

That PURCHASER herein agrees to pay pro-rated taxes on the above-cited property for the current year by the first day of December of the current year. Thereafter, the PURCHASER agrees to pay all real estate taxes thereon by December 15 of each year. The SELLERS herein agree that they will promptly notify the PURCHASER herein upon receipt of any tax notices and provide the PURCHASER with ample opportunity and notice to pay such taxes, either directly to the SELLERS or to the Greenville County Tax Office, at the option of the SELLERS.

Upon full and complete payment of the said purchase price for the above-cited property, together with interest thereon as the same becomes due and payable, the SELLERS covenant and agree to convey unto the said PURCHASER, his heirs or assigns, by deed of general warranty, together with revenue stamps, free and clear of all liens and encumbrances, save and except taxes not then due and payable, and subject to the conditions set forth herein and appearing on the said plat attached hereto, the above-cited property, the subject of this Bond for Title.

The PURCHASER agrees to pay the above-cited purchase price for the within-cited property in the manner and at the time above set forth, time being the essence of this contract; and in the event of sixty (60) days default by the PURCHASER in making any of the payments herein provided for, then, at the option of the SELLERS, all rights, interests, and title of the PURCHASER under this Bond for Title may be declared terminated by the SELLERS; and in such event, all monies paid by the PURCHASER under the provisions of this Bond for Title may be retained by the SELLERS as rent for the use of the property as liquidated damages, at the option of the SELLERS; and said Bond for Title shall thereafter be cancelled, or the SELLERS may take and enjoy any other remedy which may be proper.

Charles E. Dean, the holder of an option for the purchase of

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