

become available with a local lender at an interest rate of twelve (12%) percent provided 180 days from date have elapsed, whichever event comes first. Until said due date occurs or said funds become available, Purchasers shall pay Sellers equal consecutive monthly payments of Three Hundred Fifty (\$350.00) Dollars, said monthly payments to be applied against said Thirty-Three Thousand (\$33,000.00) Dollars indebtedness, the first payment being due on December 5, 1980 and subsequent payments on the 5th day of each month thereafter, payments applied first to interest then to principal, and a balloon payment for the remaining balance (refer to attached amortization schedule). Any payment not received by the 5th day of each month shall be assessed a penalty of five (5%) percent of the monthly payment. Sellers hereby agree to continue paying those mortgage payments on that mortgage encumbering the subject property to Fidelity Federal Savings & Loan Association of Greenville, S.C., said mortgage being recorded on January 30, 1975, in Mortgage Book 1332 at Page 266 in the RMC Office for Greenville County, S.C., and being in the original amount of Fifteen Thousand Eight Hundred (\$15,800.00) Dollars.

2 etc.
2 ACC
2 TCRK
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3. Occupancy. Upon execution of this document and thereafter, as long as the covenants and conditions of this Bond for Title continue to be performed by the Purchasers, the Purchasers shall have the right to peaceably occupy and possess the above described real property without interruption from the Sellers or anyone lawfully claiming through Sellers.

4. Maintenance. The Purchasers covenant that they will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear excepted.

5. Taxes and Insurance. Sellers covenant that they will keep said improvements now or hereafter erected upon said premises insured against fire or other perils with 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. The Sellers will pay all assessments and property taxes of every kind and nature levied against the premises when due. Sellers hereby covenant and agree that in the event of damage due to fire or other perils, that all

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