

*Handwritten initials: mch, JLS, RSH*

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Sellers represent and warrant that taxes are paid through 1980 (1981 taxes to be prorated) and there are no other liens, mortgages, judgments, mechanics liens, claims for labor or materials, or any other similar encumbrances against the subject property. Purchasers at their sole option, may either make all future mortgage payments to Sellers who agree to immediately send in their check to the lender for the same amount, or Purchasers may make said payments to a real estate or property management company who will promptly remit their checks to the lender, or Purchasers may pay lender direct. Purchasers agree to periodically give Sellers written evidence that the first mortgage loan is kept on a current basis, as Sellers may from time to time request.

4. Sellers agree to simultaneous with the execution of this Bond for Title, at Sellers expense, execute and deliver to Purchasers' attorney a good and marketable title to the above described property in fee simple, by general warranty deed with documentary stamps thereon and with dower renounced, free and clear of all liens and encumbrances of every nature except for rights of way and easements for utility purposes, subdivision restrictions, current year taxes which shall be prorated as of this date and the first mortgage against the subject property held by First Federal Savings & Loan Association of Greenville. Purchasers shall have the privilege to immediately record said deed or to hold said deed and record the same at some subsequent date. However, in all events Purchasers agree to indemnify and hold Sellers harmless from any loss Sellers may occur from the possibility of any deficiency judgment against Sellers that may occur in the event of a mortgage foreclosure by the first mortgage holder. At the time the deed is recorded Purchasers will secure a release of liability from Sellers from lender and also pay in full all monies owed by Purchasers to Sellers pursuant to the terms of this document.

5. Sellers agree not to encumber said property in the future and any attempt to do so shall be void.

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