

6. 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.

7. 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.

8. Time is of the essence of this agreement. The words "Sellers" and "Purchasers" as used herein shall include the masculine and feminine gender, singular and plural, and shall include any person, partnership or corporation as the context may require.

9. Sellers hereby acknowledge that Sasso & Ledford, P.A. represent only the Purchasers and has given the Sellers no advice other than for Sellers to have their attorney review this document.

10. Purchasers and Sellers hereby acknowledge that Sasso & Ledford, P.A. have informed them of the possibility that the lender, First Federal Savings & Loan Association of Greenville may consider this transaction to be in violation of the terms of that lender's mortgage and accelerate the aforesaid indebtedness owed to it declaring said loan immediately due and payable.

11. A waiver by the Sellers of any breach of any of the provisions of this agreement required to be performed by the Purchasers shall not bar the rights of the Sellers to avail themselves of any subsequent breach of any such provisions.

12. This Agreement contains the entire agreement between the parties and shall inure to the benefit of and become binding upon the Purchasers and the Sellers, their heirs, assigns, next of kin, executors and administrators.