

No/100 (\$193,200.00) Dollars due and payable as follows:

The Buyer shall pay the sum of \$1,800.00 representing the October 1, 1982 payment upon the execution of this Bond for Title, and beginning November 1, 1982, the Buyer shall pay to the Seller the sum of \$1,800.00 per month and shall continue in a like amount and manner each and every month thereafter until October 1, 1984. All previous payments in the amount of \$1,800.00 shall be credited by the Seller toward the principal sum of \$193,200.00, leaving a balance due on October 1, 1984 in the amount of \$150,000.00. The Seller hereby covenants and agrees to finance the balance due of \$150,000.00 for the Buyer at the rate of 15% per annum, payments to be amortized over a ten (10) year period, with a balloon payment to be due by the Buyer to the Seller after a period of thirty-six (36) months. Payments of principal and interest upon the unpaid principal balance of \$150,000.00 shall be payable in thirty-six (36) equal consecutive monthly installments each in the amount of \$2,420.23, beginning October 1, 1984 and shall continue in a like amount and manner and every month thereafter for a period of thirty-six (36) months, at which time the outstanding principal and any accrued interest balance due under this Bond for Title shall become due and payable immediately in full. Payments toward the balance of \$150,000.00 shall be paid according to the amortization schedule attached hereto and incorporated herein by reference.

(3) OCCUPANCY. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, 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 Seller. The Buyer is accepting the subject property in its present "as is" condition, and Seller shall have no further responsibility for maintenance and repairs.

(4) TAXES AND INSURANCE. The Buyer covenants that he 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 and damage by fire or other casualty alone excepted; that he will keep said improvements now or hereafter erected upon said premises insured against loss or other perils in a reputable company or companies, authorized to do business in the State of South Carolina in a sum not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies. 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 at the

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