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indebtedness shall be evidenced by that promissory note of Buyer unto Seller executed simultaneously with this agreement.

3. OCCUPANCY. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the 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.

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 excepted; that he 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 not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies within seven (7) days of the date of this agreement. The 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 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 rate