

fee simple title free and clear of liens or encumbrances as to mortgages or judgments or warrants of attachments or tax liens and all other liens except as to taxes on said property by way of general warranty deed with dower renounced thereon.

The seller does hereby grant unto the purchaser the following option; that five(5) years after date of the signing of this instrument the seller, provided that the purchaser has made all payments on time as they fall due, shall give a good and sufficient warranty deed to the property hereinabove described to said purchaser or her heirs and assigns, provided however, that said purchaser will execute unto the seller a good and sufficient mortgage covering the balance due as of that date still unpaid on said Bond for Title as herein expressed.

It is further understood and agreed upon by and between the parties hereto, that there is a mortgage now due and existing executed unto the Fidelity Federal Savings & Loan Association in the approximate sum of Four Thousand Three Hundred Thirty Five (\$4,335.00) Dollars as will appear by reference to mortgage book 453 at page 365 in the R.M.C. Office for Greenville County. Should the purchaser so desire, the seller shall permit the purchaser five years from date as specified in the above paragraph in option, provided said payments as provided in this Bond for Title have been made on time; to assume the balance due on said mortgage of Fidelity Federal Savings & Loan Association and either pay unto the seller the balance due unto him less the amount of the mortgage assumed at Fidelity Federal Savings & Loan Association, or give said seller a second mortgage subject only to the first mortgage of Fidelity Federal Savings & Loan Association for the balance due under this contract, less the amount assumed on the mortgage due to Fidelity Federal Savings & Loan Association.