

The undersigned agrees that he will keep current and fully paid this mortgage, applying out of monies received from the purchaser the monthly payment thereon of \$49.00. The undersigned further agrees that to the extent of the balance due on this mortgage, he will charge the purchaser interest at the rate of four and one-half (4-1/2%) per centum per annum only, with the agreed rate of interest of Six (6%) per centum per annum under this Bond for Title being applicable only to the amount in excess of the current mortgage balance due C. Douglas Wilson & Co. It is further agreed that the purchaser may pay this mortgage when due directly to C. Douglas Wilson & Co. in default of the undersigned paying the same, and shall have to deduct such payments from any monies due to the undersigned under this Bond for Title. The undersigned will keep current and fully paid all taxes and insurance on the property, adding such advances to the amount due by the purchaser hereunder, and which amounts shall draw interest at the rate of Six (6%) per centum per annum.

It is understood that should it become necessary to collect through legal proceedings any part or portion of the monies due hereunder that there shall be added to the total amount due the further sum of Fifteen (15%) per centum by way of attorneys' fees.

It is further understood that the purchaser during the life of this Bond for Title shall make no structural changes in the dwelling situate upon said premises without the consent of the undersigned in writing first obtained.

It is understood, further, that time is of the essence in this Bond for Title, and if the said payments as above outlined are not made when due, the undersigned shall be fully discharged in law and equity from all liability to make said deed, and may treat the purchasers as tenant holding over after termination of lease, and shall be entitled to keep, claim and retain if already paid any and all monies received by the undersigned under this contract by way of liquidated damages, or, at his discretion, may enforce the payment of said note. To the faithful performance hereof, the undersigned binds himself, his heirs, executors and administrators.

WITNESS the hand and seal of the undersigned hereto this 28th day of November, 1959, at Greenville, South Carolina.

In the Presence of:

Raymond H. Lewis
James Baker

Raymond H. Lewis (LS)

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RHL