

- (a) the sum of \$500.00 at the date of execution of this Bond for Title, and
- (b) the sum of \$1,560.00 to be payable in equal monthly installments in the sum of \$130.00 each commencing on the 15th day of April, 1961, and on the 15th day of each and every month thereafter, to be applied first to interest at the rate of 5-1/2% per annum, with balance to principal, until the principal sum has been paid in full; and
- (c) the sum of \$3,910.00 to be payable in 23 equal monthly installments in the sum of \$170.00 each, beginning on the 15th day of April, 1962, and on the 15th day of each and every month thereafter, to be applied first to interest at the rate of 5-1/2% per annum with balance to principal, until the principal sum has been paid in full; and
- (d) the balance in the sum of \$6,230.00 to be due and payable in full on the 15th day of March, 1964, such sum to bear interest after maturity at the rate of 5-1/2% per annum, all interest not paid when due to bear interest at the same rate as the principal. As a part of the balance due and payable hereunder on March 15, 1964, the Buyer is hereby given the option of assuming in part payment thereof that certain mortgage executed by Edward L. Groff in favor of C. Douglas Wilson & Co., on December 14, 1949, recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 444, at page 518, the same now being owned by Waltham Federal Savings & Loan Association and serviced by Aiken Loan and Security Co., of Florence, South Carolina, upon which there is a present balance due in the sum of \$5,232.20.

3) Occupancy. As long as the covenants and conditions of this Bond for Title have been performed, the Buyer shall have the right to peaceably occupy the premises hereinabove agreed to be sold without interruption from the Seller.

4) Taxes, Insurance and Repairs. The Buyer covenants and agrees that he shall keep the premises and all improvements now existing, or hereinafter erected thereon, in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other unavoidable casualty alone excepted; ~~that he shall keep improvements now, or hereinafter erected upon said premises insured against fire or other perils in a reputable company, or companies, authorized to do business in the State of South Carolina satisfactory to the Seller in a sum of not less than \$12,200.00, and that he will pay all taxes and other public assessments levied against the premises when due.~~ In the event the Buyer fails to make, or to pay for, such maintenance and repairs, ~~or fails to pay such taxes and insurance when due,~~ then the Seller shall have the right to make and pay for the same and to add the cost thereof to the balance due on the purchase price, which shall bear interest at the rate hereinabove provided, but without waiver of the Seller's right for a default hereunder.

5) Alterations. The Buyer shall make no structural or major alterations on any improvements now or hereafter erected on the premises without the previous written consent of the Seller, and in the event the Buyer should permit any mechanics', materialmen's, or other liens to be filed against the premises, then this Bond for Title shall be deemed to have been forfeited by the Buyer, and the Seller shall have all the rights and remedies hereinafter provided.

O.W.G.
A.F.T.
W.R.T.