

- (a) The sum of \$200.00 at the date of this Bond for Title, and,
- (b) The balance of \$3,300.00 in equal monthly installments in the sum of \$50.00 each, with the first monthly installment becoming due and payable on the 15th day of June, 1963, and on the 15th day of each and every month thereafter until paid in full.
- (c) The principal balance due on the purchase price shall not bear interest except after the 15th of December, 1963. After that date, the Buyer agrees to pay to the Seller interest on the principal balance of the purchase price from time to time outstanding, at the rate of five (5%) per cent per annum, said interest to be computed and paid with, and in addition to, the aforementioned monthly installments on principal of \$50.00.
- (d) The Buyer reserves the right to prepay the whole or any part of the principal or interest at any time due and payable hereunder.

3. Occupancy. As long as the covenants and conditions of this Bond for Title continue to be performed, the Buyer shall have the right to peaceably occupy the premises hereinabove agreed to be sold without interruption from the 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 and damage by fire or other casualty alone excepted; that he will keep said improvements now or hereafter 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 in a sum of not less than seventy-five (75%) per cent of the outstanding balance on the purchase price from time to time due and payable, and deliver to the Seller appropriate endorsements on said policy or policies satisfactorily insuring Seller's interest in the event of loss or destruction of the premises by fire or other casualty. The Buyer will pay all Greenville County Property Taxes 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 rate hereinabove provided.

5. Escrow. The Seller covenants and agrees that before the execution of this Agreement he shall duly execute a good fee simple Warranty Deed covering the property hereinabove agreed to be sold, in favor of the wife of the Buyer, DOROTHY LUNETTE KING DEAN, said Deed to contain in due form of law a renunciation of Dower on the part of the Seller's wife. The Seller shall hold said executed Deed as Escrow Agent on behalf of the Buyer to be delivered when the purchase price hereinabove provided has been paid in full.