

The Purchasers also agree to pay in addition to the monthly installment for principal and interest, one-twelfth (1/12) of the estimated annual taxes and fire insurance premium, said sum being estimated at Thirty (\$30.00) Dollars per month; provided, however, the sum shall be increased or decreased as necessary upon changes in the taxes assessed upon the property by the City of Greenville and the County of Greenville together with any changes in the premium for fire insurance.

The Purchasers may pay any sums at any time in addition to the regular monthly payments and such amounts paid in addition to the monthly installments shall be applied upon the principal balance. The Purchasers may pay the entire balance at any time without penalty.

The Purchaser agrees to maintain fire insurance upon the property in an amount not less than Nineteen Thousand Five Hundred (\$19,500.00) Dollars, with the original policy to be held by the Seller and the Seller to be named as an insured.

The Purchasers agree to pay all taxes and insurance concerning the property with such payment to be disbursed from the escrow account by the Seller; provided, however, in the event that such escrow account is insufficient to pay the taxes and insurance, the Seller may pay the taxes and insurance and charge such disbursements to the balance due upon the contract.

The Purchasers agree to use the premises as their personal residence and will not use or permit the premises to be used for any unlawful purposes or for any activities that may be a nuisance. The Purchasers further agree to comply with all laws and regulations of any governmental authority affecting the use of the premises.

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