

Title terminated and resort to the remedies provided in Subparagraph A, above;

C. In case of failure to maintain the property and the house thereon in the condition provided herein, the Seller may consider the Bond for Title terminated and resort to the remedies provided in Subparagraph A, above, or may enter into said property at any reasonable time and make such repairs or alterations which he may think advisable for the purpose of protecting the property, and the cost thereof may be charged to the Purchasers or deducted from any amounts then or thereafter paid by the Purchasers to him under this Bond for Title.

6. The Purchasers have been informed and do acknowledge that the Seller has executed to Carolina Federal Savings and Loan Association, Greenville, South Carolina, a mortgage upon the property, which has been recorded in the R. M. C. Office for this county in Mortgage Book 1060, Page 589, which mortgage constitutes a prior lien upon the property superior in rank to this Bond for Title. The Seller agrees to apply to the mortgage payments so much of the monthly payments made by the Purchasers each month which may be necessary to pay the regular installments of principal and interest due under the mortgage until payment in full thereof has been made.

7. Upon payment in full by the Purchasers of the sales price and of any other amounts which may be due by the Purchasers in accordance with this instrument, the Seller shall execute and deliver to the Purchasers a good and sufficient warranty deed for the property.