

subject to all rights of way and easements of public record and subdivision setback lines, easements and restrictions of public record.

2. PURCHASE PRICE. As the total purchase and sales price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to-wit: Twenty-One Thousand Five Hundred (\$21,500.00) Dollars payable as follows: The sum of Five Hundred (\$500.00) Dollars in cash or good certified check at the signing of these documents, receipt of which is hereby acknowledged, and the sum of Twenty-One Thousand (\$21,000.00) Dollars, at the rate of One Hundred Sixty-One and 28/100 (\$161.28) Dollars per month commencing December 1, 1974, and continuing for thirty (30) years with all payments to be applied first to interest at Eight and three-fourths (8 3/4%) per cent, and the balance to principal, and in addition thereto, Buyers agree to pay into an escrow account to be held by the Seller, one-twelfth (1/12) of the insurance and taxes which are now computed at Nineteen and 09/100 (\$19.09) Dollars, for a total monthly payment, including principal, interest, taxes and insurance, of One Hundred Eighty and 37/100 (\$180.37) Dollars. It being understood that if the insurance premiums and taxes are increased, then the payments into escrow account will be increased by an appropriate amount. (See Paragraph 4 and 5 below)

3. OCCUPANCY. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer shall have the right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through 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 the remaining indebtedness due the Seller, and deliver to Seller appropriate endorsements on said policies. The Buyer will pay all assessments and property taxes of every kind and nature levied against the premises when due, beginning with the year 1975. 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 ACCOUNT. The Seller in his discretion may require the Buyer to deposit with Seller in addition to the payments above provided for principal and interest payable under the terms hereof a sum equal to 1/12 of the annual taxes, public assessments and insurance premiums and the Seller may at his option pay said items and charge all advances therefor to the indebtedness due hereunder, or segregate said funds and apply the same toward payment of said taxes, public assessments and insurance premiums. Said escrow payments shall not bear interest to the Buyer, nor shall any such advanced payments by Seller bear any interest to the Seller.