

subject to all rights of way and easements of public record and actually existing on the ground affecting the above described property and subdivision setback lines, easements and restriction of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed real estate shall delivery of the deed and performance of all of the covenants herein contained.

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 repay in whole or in part at any time without penalty, to-wit:

A total purchase price of Forty-Five Hundred (\$4,500.00) Dollars of which Seven Hundred (\$700.00) Dollars has been paid, leaving a balance of Three Thousand Eight Hundred (\$3,800.00) Dollars due and payable in equal monthly installments of One Hundred (\$100.00) Dollars each, due and payable on the 1st day of each and every month, and commencing on the 1st day of January, 1975, and continuing on the 1st day of each and every month thereafter until paid in full; payments to be applied first to interest and then to principal, with the right to anticipate in any amount, at any time, without penalty.

3. Occupancy. As long as the covenants and conditions of this Bond 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 the Seller.

4. Defaults. The Buyer covenants that in the event of any of the sums set forth above shall not be paid when due (including interest, principal, taxes and insurance), or in the event the Buyer fails and neglects to carry out any of the terms, conditions and obligations set forth in this Bond for Title, the Seller shall give written notice duly transmitted by regular United States Mail addressed to the last known mailing address of the Buyer notifying the Buyer of such default, and if the Buyer fails to remedy such default within ten (10) days after receipt of such written notice, the Seller may declare this

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