

and Eighty (\$171.80) Cents, commencing on the 1st day following the final installment of the thirty-six (36) aforementioned payments, and on the 1st day of each and every month thereafter, with interest from the date hereof at the rate of eight and one-half (8½) percent per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal. And the Seller agrees to convey the aforementioned real estate to the Buyer by general warranty deed, free of all liens and encumbrances, subject to all rights of way and easements of public record and actually existing on the premises affecting the above described property and subdivision setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed real estate until delivery of the deed and performance of all of the covenants contained herein, and the Buyer shall not have any right to receive a deed until the total purchase price, with interest, has been paid to the Seller.

It is further agreed by and between the Buyer and the Seller that 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 the Seller.

It is further agreed and understood by and between the Buyer and Seller that the Buyer covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in good state of repair and maintenance, reasonable wear and tear and damage by fire or other casualty alone excepted. The Buyer hereby agrees to pay all assessments and property taxes of every kind and nature levied against the premises when due, direct to the Seller; and in the event the Buyer fails to pay for same when due, the Seller shall have the right to pay same and add the costs thereof to the balance due on the purchase price, which will bear interest at the rate hereinabove provided.

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