

In the event the Purchaser should fail to make the payments as provided herein or breach any other provision of this Agreement, then the Seller will have the right to declare the entire balance due and payable and enforce compliance or to cancel this Agreement and retain all sums paid as liquidated damages and treat the Purchaser as a tenant holding over after notice or to use any other remedy available at law or in equity.

The Purchaser shall be entitled to peaceful possession of the premises as long as the Purchaser is not in default under the terms of this Agreement. The Purchaser shall maintain the premises in good condition and shall be responsible for all maintenance, repairs, and all utilities.

Purchaser agrees to pay for fire and extended coverage insurance on the premises in such amounts as shall protect the mortgage holders, First Federal Savings and Loan Association and South Carolina National Mortgage Corporation and the Seller herein. In the event the premiums are paid by the Seller, then and in such event, the Purchaser shall reimburse the Seller. In the event Purchaser fails to pay said premiums or the taxes, the Seller has the right to do so and add the cost thereof to the balance due thereon, plus interest.

The Purchaser has the right, privilege and option of assuming the mortgages in favor of First Federal Savings and Loan Association and South Carolina National Mortgage Corporation, at any time, or refinancing it at her option, at which time the Seller shall give a good, fee simple warranty deed, subject only to the mortgages referenced hereinabove, and other terms and conditions stated herein.

Said property is subject to such easements, restrictions and rights-of-way as appear of record.