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receive a deed until the total purchase price has been paid to the Seller.

It is further agreed by and between the Purchaser and Seller that as long as the covenants and conditions of this Bond for Title continue to be performed by the Purchaser, the Purchaser 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 Purchaser and Seller that the Purchaser 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, and the Seller will provide fire and extended coverage insurance on the premises and improvements only, and will pay all ad valuem property tax on the aforesaid premises and improvements.

It is further agreed and understood by and between the Purchaser and Seller that in the event of any of the sums set forth above shall not be paid when due or in the event the Purchaser 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 State Mail, addressed to the last known mailing address of of the Purchaser, notifying the Purchaser of such default, and if the Purchaser failed to remedy such default within ten (10) days after receipt of such written notice, the Seller may declare this Bond for Title terminated, null and void, and all sums paid hereunder by the Purchaser shall be deemed forfeited with the right of the Seller to retain the same in staisfaction of rental of the premises and, in such event, the Seller shall be discharged in law and equity from any liability to deliver the aforementioned warranty deed, and shall have the right to enter upon and take possession of the premises, excluding the right of all persons who may be occupying same, without suit or resort to any Court, eviction, foreclosure or other legal or equitable remedy. Provided, however, that the rights of the Seller herein shall not be

JULIUS B. AIKEN  
Attorney at Law  
AIKEN BUILDING  
403 PETTIGRU STREET  
GREENVILLE, S. C. 29601  
TELEPHONE 242 6663

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