

less those funds presently maintained in an escrowed deposit account (\$1,430.00) with interest at eight and one-half (8-1/2%) percent per annum sixty (60) days from date, with a subsequent payment to be made one year from date in the amount of Forty-Five Thousand Eight Hundred Forty-Four and 46/100ths (\$45,844.46) Dollars, plus interest at the rate of eight and one-half (8-1/2%) percent per annum; the remaining balance of One Hundred Forty-Three Thousand Three Hundred Eleven and 07/100ths (\$143,311.07) will be paid to Travelers Rest Federal Savings & Loan Association in monthly installments as called for under the terms of a note and mortgage executed by the Seller to said Savings & Loan Association on August 17, 1971, and recorded in the R.M.C. Office of Greenville County in Mortgage Book 1203 at page 192 on August 18, 1971.

(2) The Purchaser shall pay, before they become delinquent, all installments of principal and interest of any improvement liens against such property not delinquent at the date hereof, and all taxes and assessments on such property levied subsequent to December 31, 1976.

(3) The Purchaser shall keep the buildings erected, and to be erected, on such property insured against fire, etc., in the amount of the reasonable insurable value thereof, in insurance companies to be approved by the Seller, for the mutual benefit and protection of the parties hereto and shall provide evidence to the Seller of the policy or policies representing such fire insurance and evidence of the payment of the premiums thereon.

(4) If the Purchaser fails to pay any such taxes, charges, assessments or premiums for fire insurance, or fails to pay any amount due upon or fails to perform any condition or covenant of any agreement for sale or mortgage required of the Purchaser, before the same shall have become delinquent, the Seller shall have the right to pay or procure the same, together with necessary costs and legal fees, and the amount so advanced and such repayment thereof shall be secured thereby and shall be repaid to the Seller by the Purchaser on demand, together with interest thereon at the legal rate from the date advanced by the Seller until repaid,

0.615

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