

In the event of a default hereunder by either the Purchaser or Seller, the party at fault hereby agrees to pay a reasonable attorney's fee for the enforcement of his rights hereunder.

The Seller, as the owner and holder of the legal title to the subject property, does hereby further covenant, warrant and agree not to further encumber the property in any manner whatsoever after the execution of this Bond for Title.

Upon the payment in full of the purchase price hereunder, and the subsequent execution and delivery of the deed by the Seller to the Purchaser, both parties agree to pay their own customary closing costs at the time of the closing of the title transfer.

The Seller hereby covenants, warrants and represents to the Purchaser that there are no other outstanding liens, defects or encumbrances affecting the premises, saving and accepting the mortgage to Carolina Federal more specifically described above.

The curtains located within the home on the subject property shall remain within the premises and shall become the property of the Purchaser. This sale also includes all personal property attached as fixtures to the subject property.

This written contract embodies the entire agreement between the parties, and all previous agreements, written or otherwise, and in particular that Purchase and Sales Contract executed by both parties hereto dated March 13, 1980 shall become merged into this Bond for Title and shall not survive the execution hereof.

This Contract shall inure to and be binding upon each of the parties hereto, their heirs, successors and assigns.

This Contract shall be construed in accordance with and under the laws of the State of South Carolina.

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