

60011831201490

the market on interest rates is such that the Purchasers may obtain a standard conventional loan of thirteen (13%) percent or less, that Purchasers shall immediately apply for same and close within one (1) week after the money being made available from the Lender. In the event the market does not provide conventional interest rates of thirteen (13%) percent or less within one (1) year from the date of this contract, the Purchasers shall immediately upon expiration of one (1) year from date of this contract, apply for a loan at the prevailing rate and close the same within one (1) week after the money becomes available from the Lender and pay off the balance owed under this Bond for Title.

Upon payment of the total amount due, the Sellers will execute and deliver to the Purchasers a good, marketable, fee simple title by way of warranty deed with documentary stamps attached. It is expressly understood and agreed that the Purchasers and Sellers will pay all normal costs incurred in transfer of title. Monthly payments of \$728.71 to be pro rated to date of closing.

It is expressly understood and agreed that the Purchasers shall maintain the property in a reasonable state of repair, normal wear and tear excepted, and shall be responsible for any and all maintenance and repairs required to be made to the improvements on the property and further agrees that the property shall be used exclusively for residential purposes and the Purchasers will at all times comply with the provisions of the Housing Code for the County of Greenville.

It is expressly understood and agreed that the taxes will be pro-rated from the date of this Bond for Title at the time of closing of the sale. The Purchasers shall maintain insurance on the house in the amount of Sixty-five Thousand and No/100 (\$65,000.00) Dollars and shall furnish proof to Sellers of such coverage.

This contract constitutes the full and complete agreement of the parties hereto and shall not be modified, amended or altered except by written memorandum of the parties.

This contract shall be binding upon the parties herein their heirs, successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

In the Presence of:

[Handwritten signatures of witnesses]

[Signature]
John M. Warren, Jr.
[Signature]
Josephine A. Warren as Sellers
[Signature]
Bradley R. Johnson
[Signature]
Angela E. Johnson as Purchasers

4328 RV.2