

2. In the meantime and until such deed shall be delivered, and so long as Buyer shall not be in default under the other conditions stated herein, the Owners shall and do permit and suffer the said Buyer peaceably and quietly to hold and enjoy the said premises.

3. In the event Buyer shall fail to make any of the aforesaid payments when due, or shall otherwise default on or fail to satisfy one of the conditions hereof, and if Buyer shall fail to make such payment or cure such default after thirty (30) days written notice, then and in such event the Owners shall have the right to re-enter the premises and take full possession and control and in such event Buyer shall surrender complete possession of the premises and all improvements thereon to the Owners. In such event, any and all previous payments made to the Owners with respect to this property, including previous installments made under this Bond for Title, shall remain the property of and shall be forfeited to the Owners as rental for use of the premises prior to such retaking of possession. In the event of such default, the Owners shall have the option of allowing Buyer to remain in possession of the premises and to accept such installment at a later date, provided that the amount of any such installment not paid when due shall bear a ten (10%) per cent late penalty after the fifth (5th) day of the month for which the monthly installment is due.

4. It is understood and agreed by Owners and by Buyer that the real property described herein is currently subject to the mortgage to Fidelity Federal Savings & Loan Association with a balance of approximately Nine Thousand (\$9,000.00) Dollars as recorded in the RMC Office for Greenville County in Mortgage Book 1184 at Page 253. When all obligations of Buyer stated herein have been paid in full, title to the property will be conveyed to Buyer as hereinabove provided, free and clear of such mortgage lien.

5. Buyer shall have the right and option of prepaying the entire remaining balance due on the obligation set forth herein at any time without penalty.

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