

4. COVENANT OF TITLE, AUTHORITY AND QUIET POSSESSION.

The LESSOR hereby covenants and represents that they own the leased property in fee simple and that the property is free and clear of liens and encumbrances except a mortgage held by First Federal Savings and Loan Association in the original amount of \$45,200.00 dated July 28, 1980 recorded July 28, 1980 in mortgage vol. 1508 page 952 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$45,200.00.

LESSOR further agrees that the monthly rental herein stated will be applied in payment of said mortgage, taxes and insurance.

5. REPAIRS. It is covenanted and agreed by the parties hereto that the LESSOR will make all necessary repairs to the house not caused by breakage or misuse by the LESSEE during the first year of this lease, and thereafter the LESSEE shall make all repairs to the house and appliances.

6. INSURANCE. The LESSOR agrees to keep the leased premises insured against damage by fire or other loss and in the event the house is destroyed by fire, this lease shall be terminated at the option of the LESSEE or if it is partially destroyed by fire, the rent payable by the Lessee shall be abated while the repairs are being made.

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The LESSOR further agrees to pay the property taxes during the term of this lease.

7. INDEMNIFICATION. The LESSEE agrees hereby to indemnify and save the LESSOR harmless from any and all actions, liabilities, losses or litigation expenses arising out of, or connected with, Lessee's occupancy or use of the leased premises, and which results from any alleged action or negligence of the Lessee, tenants or invitees, or from any condition existing or occurring on the premises during the term of this lease.

8. DEFAULT. In the event of the failure of LESSEE to make any rental payment when due or to comply with any agreement or covenant herein made, and should Lessee remain so in default for a period of fifteen (15) days after written notice thereof to Lessee, or in the event that Lessee is placed in voluntary or involuntary bankruptcy or receivership, or is placed in any sort of insolvency or reorganization

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