

affecting said property. Said conveyance of good and marketable fee simple title to Purchaser shall also include all of the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining thereto. Sellers agree that they have the authority to enter into this Bond for Title and can convey a marketable title with proper statutory warranty deed upon the payment of the sums referred to above and agree to affix the stamps thereto.

2. Effective the date hereof, Purchaser shall have possession of the Washington Court Apartments and King Apartments and all personal property connected therewith, except as hereinafter more fully set forth, and Sellers agree that Purchaser shall peaceably and quietly possess said property and related assets and to hold and enjoy the same, and to receive and retain the benefits of possession thereof, including the right to receive any and all forms of income paid or payable in connection with the premises.

3. As of the date hereof, the property to which this Bond for Title relates is encumbered by a real estate mortgage from Richard D. Wooten and Ann M. Wooten to South Carolina National Bank of Charleston at Greenville, dated August 22, 1975, in the original principal amount of \$123,793.98, recorded in Book 1347 at Page 202 in the RMC Office for Greenville County, with a present principal balance due thereon of \$121,044.50. Sellers shall not at any time take any action which would increase the principal balance of such mortgage presently covering such property held by South Carolina National Bank and further agree to make payments on such mortgage when due and cause to be satisfied of record upon the making of the last payment due thereunder. Sellers further agree to cause South Carolina National Bank to give Purchaser notice of any default by Sellers regarding the mortgage covering the apartments held by said South Carolina National Bank, upon receipt of such notice, Purchaser shall have the right to apply any funds due Sellers under this Bond for Title to cure such default. Sellers warrant, covenant and represent

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