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SPECIAL CONDITIONS TO BE ATTACHED TO THE BOND FOR TITLE TO REAL ESTATE
BETWEEN Bankers Trust of S. C., Trustee Under the Will of John Atner McMahan,
Melba H. Thompson & W. H. Henley To Ralph S. Porter and Peggy M. Blackmon:

- (1) Possession: Purchasers to accept possession of the property at closing in "as is" condition;
- (2) Repairs: Purchasers, at their own expense, will be responsible during the term of the bond for title for any and all repairs and/or improvements, which also includes, but is not limited to, correction of present or future termite damages and for having an authorized extermination group treat said structure for termites;
- (3) Taxes: Effective at closing, purchasers are responsible for paying all real estate taxes and/or special assessments on the subject property; and,
- (4) Insurance: Purchasers reserve the right to accept delivery from Sellers at closing of the fire insurance policy currently maintained by Sellers. However, the annual insurance premium (\$116.) is to be prorated at closing. Sellers are to receive reimbursement at closing from purchasers for the prepaid premium from the closing date through May 5, 1981. If purchasers elect to accept delivery of Sellers policy, the aforementioned policy will be amended to show purchasers as the insureds as well as showing Bankers Trust of S. C., Trustee under the Will of J. A. McMahan, William H. Henley and Melba H. Thompson as additional insureds, ATIMA. AND FURTHER:
- (5) The Purchasers agree that prior to any work or materials being furnished for repairs of the property that they shall notify, in writing, Bankers Trust of South Carolina, Trust Real Estate Department, P. O. Box 608, Greenville, S. C. 29602, as to who is furnishing the labor and/or material for said repair and the Purchasers agree to hold the Sellers harmless as a result of any claims made so that no mechanics liens can be filed against the premises. Purchasers agree the signs to this effect notifying prospective repairmen or vendors may be placed upon the premises; and,
- (6) Sellers agree to convey insurable title upon the last payment.

RECORDED FEB 3 1981

at 12:15 P.M.

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