

Seller agrees to, simultaneous with the execution of this Bond for Title, execute and deliver to Purchaser a good and marketable title to the above described property in fee simple, by general warranty deed with dower renounced, free and clear of all liens and encumbrances of every nature except for rights of way and easements for utility purposes, subdivision restrictions, current year taxes which shall be prorated as of this date and the first mortgage against the subject property held by Carolina Federal Savings and Loan Association. Buyer shall have the privilege to immediately record said deed or to hold said deed and record the same at some subsequent date.

5. Seller agrees that having conveyed all his interest in the subject property to Buyer and received his full equity therefor, that Seller has no right to encumber said property in the future and any attempt to do so shall be void. Notice is given to all parties, including future creditors of Seller, that Seller's interest in said property is hereby transferred to the cash monies he has received at this closing.

6. This contract and the covenants and agreements hereof shall bind and inure to the benefit of the parties hereto, and their respective heirs, personal representatives, successors and assigns.

7. Seller agrees to pay the full real estate commission due Douglas Wilson Co., Realtors, in connection with this sale.

8. Seller agrees with the signing of these presents to deliver a survey of the subject property to Buyer and also agrees to deliver to Buyer the various warranties and books of instruction affecting the appliances and equipment in the dwelling.

9. The invalidity or unenforceability of any paragraph hereunder or any portion thereof shall not affect the validity and enforceability of any other provision of this contract.