

their interest in the fire insurance policy covering this property and the escrow account with lender unto the Buyers.

2. As part of the consideration for this transfer and sale, Buyer agrees to make all future mortgage payments due Fidelity Federal Savings & Loan Association of Greenville and agrees to be responsible for any change in interest rates that may apply to the mortgage during the term of this Bond for Title. Buyer further agrees to be responsible for future taxes, insurance and escrow monies due in connection with this property and the mortgage loan. Sellers agree to cooperate, without liability to Sellers, with any requirements of the Lender involving this transfer and execute any forms that Lender may require. Sellers shall not be responsible for any increased interest rate. To the extent Sellers may receive notices, tax notices, letters, checks, refunds or other material from lender, Sellers agree to promptly forward the same to Buyers. So long as Sellers shall have no responsibility, cost or liability, Sellers hereby appoint Buyers as their attorney in fact for the sole purpose of signing any forms that Lender may require of Sellers in connection with any future transfer of the loan from the name of Sellers to Buyers. It is understood and agreed that the loan shall remain in Sellers names at this time. Sellers further agree that all fire insurance policies, homeowner's policies or similar coverage shall be in the name of Sellers, however, Sellers assign all interest they may have in said policies to Buyers and Sellers authorize and direct any and all insurance agents and insurance companies to deal only with Buyers concerning all policy matters and all checks payable shall be made to Buyers only. Sellers appoint Buyers as their attorney in fact for this purpose. Sellers represent and warrant that taxes are paid through 1980 (~~1981 taxes to be prorated~~) and there are no other liens, mortgages, judgments, mechanics liens, claims for labor or materials, or any other similar encumbrances against the subject property. Buyers, at their sole option, may either make all future mortgage payments to Sellers who agree to immediately send in their check to