

THE PARTIES FURTHER AGREE to the following terms and conditions:

1. That the subject property is presently encumbered with a mortgage to First Federal Savings and Loan Association of South Carolina in the original amount of \$15,000.00 dated April 12, 1967 and seller agrees that he will be responsible for payment of the balance due on such mortgage making such monthly payments on the mortgage and will, upon request, provide proof to purchaser that such mortgage is current. Seller further agrees that should said mortgagee declare the outstanding balance due or escalate the interest rate, seller will pay mortgage balance in full.

2. Taxes are pro-rated as of the date of this agreement and purchaser will be responsible for and agrees to promptly pay county real estate taxes providing proof to seller of payment.

3. Purchaser agrees to keep the property insured for an amount at least equal to the balance due under this contract in a policy reflecting seller's interest and purchaser's interest and to provide satisfactory proof that such insurance is in effect and will be maintained.

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4. The purchaser shall be allowed to take possession of the premises upon the execution of this agreement. The seller agrees to deliver to purchaser a good fee simple warranty deed to said property after twenty-four installment payments under this agreement provided payments under this contract are current, and seller agrees to accept from purchaser a valid purchase money mortgage for the balance due financed at 12½% interest per annum with monthly payments and terms to be the same as provided heretofore. The wife of the seller joins in this contract agreement to indicate her willingness to renounce dower when fee simple deed is tendered. Conveyance by deed shall be free and clear of all liens and encumbrances, except for normal subdivision restrictions, and utility easements serving the property. Seller will not enter into any agreement affecting title to this property without prior written consent of purchaser. Seller will be responsible for cost of preparation of deed and deed stamps, and purchaser shall be responsible for costs of mortgage preparation, documentary stamps, and recording of deed and mortgage.

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