

is current and not delinquent and that the next payment will be due on said mortgage on the first day of December, 1981, in the sum of \$

2. As part of the consideration for this transfer and sale, Buyer agrees to be responsible for future taxes and insurance in connection with this property. It is understood and agreed that the loan shall remain in Seller's name at this time. Seller and Buyer further agree that any insurance policies, homeowner's policies or similar coverage shall be in the name of Seller and Buyer as their interest may appear, as may be required by any insurer. Seller represents and warrants that taxes are paid through 1980 (1981 taxes have been paid to escrow account) and there are no other liens, mortgages, judgments, mechanic's liens, claims for labor or materials, or any other similar encumbrances against the subject property. Until February 1, 1981 Buyer shall make payments under this Bond for Title to Seller's real estate agent, Jimmy J. Lindsey of Century 21 Skelton Real Estate, located at 102 Mills Avenue, Greenville, South Carolina 29605. Buyer shall have the option of paying this monthly payment owed to First Federal Savings and Loan Association directly and the remaining monthly balance to Seller. Seller agrees to periodically give Buyer written evidence that the first mortgage loan is kept on a current basis, as Buyer may from time to time request.

3. Buyer may have possession of the subject property as of the date of execution of this document.

4. Seller agrees to, simultaneous with the execution of this Bond for Title, at Seller's expense, execute and deliver to Buyer's attorney a good and marketable title to the above described property in fee simple, by general warranty deed with documentary stamps thereon and 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 First Federal Savings and Loan Association. Buyer shall hold said deed and record the same at some subsequent date provided Buyer pays Seller in full on

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