

\$2950.00 shall be paid to the Seller at the execution of this Bond for Title. The additional sum of the down payment in the amount of \$1864.50 which is 10% of the sales price of 4.44 acres, shall be due within nine (9) months from the date of this Bond for Title, of which the sum of \$1050.00 shall be due and payable within six (6) months from the date of this Bond for Title and the remaining \$814.50 due as the remaining balance due on the down payment shall be due and payable within three (3) months after the date the first installment on the down payment has been paid.

The remaining purchase price due in the amount of Thirty Four Thousand Six Hundred Thirty Three and 50/100ths (\$34,633.50) shall be paid in monthly installments of Two Hundred and no/100ths (\$200.00) Dollars, including principal and interest computed at the rate of Eight (8%) percent per annum, beginning April 1, 1982 and continuing thereafter for a period of ten (10) years at which time, the entire unpaid principal and interest shall be due and payable. All payments shall be due on the first day of each month.

The Seller agrees to release from the lien of this Bond for Title any of the aforescribed property (providing a release of said property does not unreasonably impair the value of the Seller's remaining security under the Bond for Title) for a price of \$4200.00 per acre. Seller agrees to apply so much of said release price to the mortgage which D. L. Cunningham presently holds over the subject property as may be necessary to obtain said mortgage releases from D. L. Cunningham's mortgage upon the payment of the release price first stated hereinabove. These provisions are subject to Item 8 herein.

3. OCCUPANCY. As long as the covenants and conditions of this Bond for Title continue to be performed by the Purchasers, the Purchasers shall have the right to peaceably occupy and possess the above described property without interruption from the Seller or anyone lawfully claiming through Seller. The Purchasers are accepting the subject property in its present "as is" condition, and Seller shall have no further responsibility for maintenance and repairs.

4. TAXES AND INSURANCE. The Purchasers covenant that they will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that they will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company, authorized to do business in the State of South Carolina in a sum of not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policy. The Purchasers will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Purchasers fail to pay for