

per month, commencing May 1, 1982, and continuing each and every month thereafter until paid in full. The sellers agree to convey the aforementioned real estate to the buyers and give a good, fee-simple, marketable title thereto, free and clear of all liens and encumbrances, subject to all rights-of-way and easements of public record and actually existing on the premises affecting the above-described property and subdivision setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the buyers in and to the aforementioned real estate until delivery of the deed and performance of all the covenants contained herein, and the buyers shall not have any right to receive a deed until the total purchase price has been paid to the sellers.

It is further agreed by and between the buyers and sellers that as long as the covenants and conditions of this Bond for Title continue to be performed by the buyers, the buyers shall have the right to peaceably occupy and possess the above-described real estate without interruption from the sellers or anyone lawfully claiming through the sellers.

It is further agreed and understood by and between the buyers and sellers that the buyers covenant that they will keep the premises and all improvements now existing or hereafter erected thereon in good state of repair and maintenance, reasonable wear and tear and damage by fire or other casualty alone excepted. The buyers hereby agree to pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the buyers fail to pay for such taxes when due, the sellers shall have the right to pay for same and add the costs thereof to the balance due on the purchase price. The property herein described shall be insured against fire or other peril by a reputable company or companies 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 the expenses for this insurance shall be borne by the buyers.

It is further agreed and understood by and between the buyers and sellers that in the event of any of the sums set forth above shall not be paid when due, including but not limited to,