

Three Hundred Twenty-Six and 61/100 (\$326.61) Dollars, principal and interest, plus monthly escrow deposits as required by Bankers Life Company, the first payment being due on December 1, 1982 and subsequent payments on the 1st day of each month thereafter, payments applied first to interest then to principal, until said amount is paid in full. Seller hereby agrees to continue paying those mortgage payments on that mortgage encumbering the subject property to Bankers Life Company said mortgage being recorded on January 7, 1981 in Mortgage Book 1529 at Page 391 in the RMC Office for Greenville County, S.C., and being in the original amount of Twenty-Eight Thousand Five Hundred (\$28,500.00) Dollars.

3. Rental. Seller warrants to rent property and pay mortgage payments until December 1, 1982.

4. Maintenance. The Purchaser covenants that he 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 excepted.

5. Taxes and Insurance. Seller covenants that he will keep said improvements now or hereafter erected upon said premises insured against fire or other perils with 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. The Seller will pay all assessments and property taxes of every kind and nature levied against the premises when due. Seller hereby covenants and agrees that in the event of damage due to fire or other perils, that all insurance proceeds in excess of those paid to the mortgagee shall be paid to Purchaser and Seller as their interests may appear. Purchaser shall be entitled to all allowable deductions for income tax purposes.