

on or before October 1, 1993 as follows: Purchaser shall pay Seller equal consecutive monthly payments of Two Hundred Eighty and 97/100 (\$288.97) Dollars, principal and interest, said monthly payments to be applied against said Seventeen Thousand Six and 80/100 (\$17,006.80) Dollars indebtedness, the first payment being due on December 1, 1982 and subsequent payments on the 1st day of each month thereafter until paid in full, payments applied first to interest then to principal. Seller hereby agrees to continue paying those mortgage payments on that mortgage encumbering the subject property to Southern Discount Company, said mortgage being recorded on October 1, 1981, in Mortgage Book 1554 at Page 111, in the RMC Office for Greenville County, S.C., and being in the original amount of Seventeen Thousand Six and 80/100 (\$17,006.80) 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 Sellers will pay all assessments and property taxes of every kind and nature levied against the premises when due. Sellers hereby covenant and agree that in the event of damage due to fire or other perils, that all insurance