

The total purchase price for the subject property is Forty Six Thousand Seven Hundred Dollars (\$46,700.00) which is to be paid as follows: The sum of \$1,100.00 shall be the down payment made as of the time of closing. The sum of \$44,500.00 shall be repaid in monthly principal and interest payments of \$507.50 commencing the <sup>20<sup>th</sup></sup> ~~first~~ day of MAY, 1982, with a like payment on the same day of each month thereafter with interest thereon from date at the rate of Thirteen (13%) per cent per annum, to be computed and paid monthly, until paid in full; all interest not paid when due to bear interest at the same rate as principal.

The remaining purchase price due in the amount of Eleven Hundred Dollars (\$1,100.00) shall be paid in interest free monthly payments of One Hundred Dollars (\$100.00) each commencing the <sup>20<sup>th</sup></sup> ~~first~~ day of August, 1982 with a like payment on the same date of each month thereafter until paid in full.

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 their interest in said improvements 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 Seller shall be named on said insurance policy as the Seller's interest may appear. 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 such taxes and insurance when due, the Seller shall have the right to pay for the same and add the costs thereof to the balance due on the purchase price which shall bear interest at the rate hereinabove provided.

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