

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 not less than the full insurable value of said premises, 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 Purchaser 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. The Seller shall be named on said insurance policy as the Seller's interest may appear. *1983 property taxes to be pro-rated.*

*J.S.
L.C.
K.C.*

~~5. ESCROW ACCOUNT. The Seller in her discretion may require Purchasers to deposit with her, in addition to the payments provided above for principal and interest payable under the terms hereof, a sum equal to 1/12 of the annual taxes, public assessments and insurance premiums and the Seller may at her option pay said items and charge all advances therefor to the indebtedness due hereunder, or segregate said funds and apply the same toward payment of said taxes, public assessments and insurance premiums. Said escrow payments shall not bear interest to the Purchasers.~~

*J.S.
L.C.
K.C.*

6. DEFAULTS. The Purchasers covenant that in the event of any of the sums set forth shall not be paid when due (including interest, principal, taxes and insurance) or in the event the Purchasers fail and neglect to carry out any of the terms, conditions and obligations set forth in this Bond for Title, The Seller shall give written notice duly transmitted by regular United States Mail addressed to the last known mailing address of the Purchasers notifying the Purchasers