

agreement, neither of the parties shall have any right to cancel this contract and the Seller shall assign to the Buyer all of their rights to receive any insurance proceeds in respect thereof, together with all of their rights to negotiate a settlement with the insurance carrier(s) for the purpose of repairing said improvements and/or premises, it is understood that the Buyer shall assume risks of any such destruction pursuant to the foregoing

9. The Buyer will at ~~his~~ <sup>HIS OWN</sup> sole expense, keep and maintain the premises and appurtenances located on said real property in good and sanitary condition and repair during the term of this contractual agreement. In particular, Buyer shall keep the fixtures in the house on or about the said premises in good order and repair.

10. This agreement (Bond For Title) is not to be assignable without the prior written consent of the Seller.

11. If after the expiration of seven (7) years from the date of this agreement, the Buyer dies, his estate shall then have the right to extinguish the indebtedness due Seller including principal and interest then accrued upon both parcels of property. If prior to the stipulated seven (7) year period, the Buyer dies, his estate then shall have the right to extinguish by payment of principal and interest then due only the indebtedness owed on the property located and situated at 35 Sixth Street, Greenville, South Carolina.

12. The parties agree that upon the complete execution of the terms of this agreement, the Seller or the Seller's estate will convey to the Buyer or his heirs a deed in fee simple to the above described properties. Seller covenants that all prior mortgages then existant on said property would be satisfied and that Buyer shall only be obligated to pay the consideration stipulated on the face of this agreement.

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