

evidenced by this Agreement shall be paid in full. All payments hereunder shall be paid according to the amortization schedule attached hereto as Exhibit "B" and incorporated herein by reference. All payments shall be applied first to interest and the balance to principal.

3. OCCUPANCY. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, Buyer shall have the right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller. The Buyer is accepting the subject property in its present "as is" condition, and Seller shall have no further responsibility for maintenance and repairs.

4. TAXES, MAINTENANCE, AND INSURANCE. The Buyer 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 and damage by fire or other casualty alone excepted; that he will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in 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, and deliver to Seller appropriate endorsements on said policies. Buyer will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Buyer fails 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 or policies as the Seller's interest may appear.

5. ESCROW ACCOUNT. The Seller in his discretion may require the Buyer to deposit with Seller, in addition to the payment above provided for principal and interest payable under the terms hereof, a sum equal to 1/12 of the annual taxes, property assessments and insurance premiums and the Seller may at his option pay said items and charge all advances therefor to the