

conditions stated herein, the Owner shall and does permit and suffer the said Buyers peaceably and quietly to hold and enjoy the said premises.

3. In the event Buyers shall fail to make any of the aforesaid payments when due, or shall otherwise default on or fail to satisfy one of the conditions hereof, and if Buyers shall fail to make such payment or cure such default after thirty (30) days written notice, then and in such event the Owner shall have the right to re-enter the premises and take full possession and control and in such event Buyers shall surrender complete possession of the premises and all improvements thereon to the Owner. In such event, any and all previous payments made to the Owner with respect to this property, including previous installments made under this Bond for Title, shall remain the property of and shall be forfeited to the Owner as rental for use of the premises prior to such retaking of possession.

4. It is understood and agreed by Owner and by Buyers that the real property described herein is currently subject to the mortgage to Blue Flame Credit Union with a balance of approximately Fifteen Thousand and No/100 (\$15,000.00) Dollars as recorded in the RMC Office for Greenville County in Mortgage Book 1604 at Page 719. When all obligations of Buyers stated herein have been paid in full, title to the property will be conveyed to Buyers as hereinabove provided, free and clear of such mortgage lien.

5. Buyer shall have the right and option of prepaying the entire remaining balance due on the obligation set forth herein at any time without penalty.

6. Buyers agree to maintain hazard insurance on the property in an amount at least equal to the balance due on the Bond for Title at all times. Buyers further agree to pay taxes on said property as they become due and payable.

7. All rights, duties and obligations set forth herein shall inure to the benefit of and shall be binding upon the respective heirs, administrators, executors, successors and assigns of the Owner and of Buyers. None of the parties hereto