

At the time of the completion of the final payment by Purchasers to Sellers, the Sellers agree to execute to Purchasers a fee simple, unencumbered title, and if Purchasers pre-pay, Sellers likewise will furnish immediately a fee simple, unencumbered title. Sellers shall be responsible for the cost of deed and stamps at the time conveyance is made.

Sellers shall pay one-half of the 1984 county taxes, and Purchasers shall pay the other one-half, and all taxes levied thereafter, Purchasers agree to maintain in a current state at all times. Purchasers further agree to keep the property insured for at least the balance due on the remaining indebtedness to Purchasers against fire, casualty and other hazards which are insurable in this area.

Sellers agree that they will keep current the mortgage presently covering this property at Security Federal Savings and Loan Association in the original amount of \$10,000, dated April 16th, 1979, recorded in Mortgage Book 1463, Page 259, R. M. C. Office for Greenville County, which has a current balance of \$5,726.62. This mortgage will be paid off in full at least by the time of conveyance to Purchasers.

Sellers shall be responsible for any costs incurred necessary to clear title, if any title defects appear, now or in the future, known or unknown, and the deed shall be a regular warranty deed.

All payments as above required shall be made by Purchasers on or before the tenth of each month, and any payments made after the tenth of each month shall bear a late charge of \$1.50 per day.

It is further agreed that Sellers will leave in the property, and same shall be considered a part and portion of the above described property and subsequently become the property of Purchasers, one stove, one refrigerator, and one Krestie heater, and these items are presently located on the property.