

restrictions of public record and zoning ordinances.

(4) The Sellers shall be responsible for the payment of the 1984 Greenville County real estate taxes, and the Purchaser agrees to pay all taxes and assessments when due accruing after 1984. In the event the Purchaser fails to pay such taxes when due, the Sellers shall have the right to pay the same and add the cost thereof to the balance due on the purchase price, said advances to bear interest at the same rate as the principal due on the aforementioned note and mortgage.

(5) The Purchaser agrees that in the event any of the sums set forth shall not be paid when due (including principal, interest and taxes), or in the event the Purchaser fails and neglects to carry out any of the terms, conditions and obligations as set forth in this Bond for Title, the Sellers shall give written notice to the Purchaser by certified United States mail addressed to the last known mailing address of the Purchaser, notifying the Purchaser of such default, and if the Purchaser fail to remedy such default within ten (10) days after receipt of such written notice, the Sellers may declare the Purchaser in default and declare the entire unpaid balance immediately due and payable (including principal, interest and sums advanced on the Purchaser's behalf under this Bond for Title) and foreclose the interest of the Purchaser.

(6) The Sellers agree that in the event they fail or refuse to comply with their obligations under the term of this

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