

GREENVILLE CO. S.C.  
JAN 18 3 52 PM '79  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

YOUNTS, SPIVEY & GROSS

BOND FOR TITLE

This agreement made and entered into this 17 day of January, 1979, in and between David Pavluk and James D. Woznick, hereinafter referred to as the Seller's and Samuel O. Dawson and Diane R. Dawson, hereinafter referred to as the Purchaser's:

WITNESSETH: That the Seller's, their heirs, executors and assigns, sell and agree to convey, by good title in fee, to said Purchaser's, their heirs or assigns, that parcel of land situate in the county and state aforesaid, being shown as containing 29.92 acres, more or less, on plat of survey prepared by W. R. Williams, Jr., Engineer/Surveyor #3979, 15 South Main Street, Travelers Rest, South Carolina, dated December 22, 1977, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at Beaver Dam Road, as shown on said plat and running thence S. 31-32 E., 86.4 feet to an iron pin; thence S. 62-50 E., 1017.5 feet to a corner iron pin; thence S. 45-40 W., 423.9 feet to an iron pin; thence S. 45-43 W., 491.1 feet to a corner iron pin; thence N. 77-40 W., 494.2 feet to a corner iron pin; thence S. 23-18 W., 123.2 feet to a corner iron pin; thence N. 64-21 W., 545.3 feet to an iron pin; thence S. 71-14 W. 608.6 feet to CL of an unnamed county road; thence along line of said road N. 10-54 W., 29.6 feet to corner point; thence N. 64-37 E., 387.3 feet to an iron pin; thence N. 82-54 E., 220.7 feet to an iron pin; thence N. 71-14 E., 200 feet to corner iron pin; thence N. 27-26 W., 591.1 feet to an old iron pin at said Beaver Dam Road; thence along line of said road N. 72-36 E., 126.3 feet to an iron pin; thence N. 67-26 E., 764.5 feet to point of beginning.

Said deed to be delivered to said Purchaser's after payment of \$8,000.00 (in payments excluding down payment).

The Purchaser's paying therefore the price of Thirty Five Thousand and no/100 (\$35,000.00) Dollars, which is hereby agreed to pay to said Seller's or legal representatives, as follows, to-wit:

The amount of \$3,500.00 down, with the balance of \$31,500.00 financed by Sellers, at 9% simple interest, for a period of twelve (12) years. Monthly payments commence January 15, 1979 for 144 equal payments at \$358.48 each. Early payment allowed without penalty. Total principal plus interest \$51,621.12, payments over 15 days late shall have a penalty of \$20.00 automatically added to the balance of the note owed.

The said Purchaser's further agree to pay all taxes and assessments falling due after this date, on said premises. It is further agreed that prompt payment and time is part consideration and are the essence of this contract, and therefore, if default of payment is made of any one or more of said installments, the

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