

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

12 24 PM '80

BOOK 1133 PAGE 460

COUNTY OF GREENVILLE

BOND FOR TITLE

JOHN W. WILKINS

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between

Gilder Creek Development Company, a General Partnership, hereinafter called "Seller",

and DONALD L. MCKINNEY and PAULINE U. MCKINNEY, hereinafter called "Buyer", of Greenville County, South Carolina.

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Seller does hereby agree to sell unto the Buyer, and the Buyer does hereby agree to buy, the following described real estate, to wit:

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 17.49 acres, more or less, as shown on plat entitled "Property of Gilder Creek Development Company", dated , prepared by W. R. Williams, Jr., recorded in the Greenville County RMC Office in Plat Book at Page , and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the right-of-way of Bruce Farm Circle at the joint front corner of the within tract and Lot No. 16 and running thence along said right-of-way N. 67-36 E., 123.0 feet to an iron pin; thence running N. 75-53 E., 253.6 feet to an iron pin; thence running N. 67-28 E., 100.0 feet to an iron pin; thence running N. 60-20 E., 100.0 feet to an iron pin; thence running N. 55-09 E., 110.3 feet to an iron pin at the intersection of the right-of-way of Bruce Farm Circle and the right-of-way of a Proposed Road; thence running along the center of the right-of-way of a Proposed Road S. 41-37 E., 580.6 feet to a point; thence running S. 7-52 W., 900.4 feet to an iron pin in the line of Lot No. 11; thence running along the joint line of the within tract and Lot No. 11 S. 51-26 E., 55.2 feet to an iron pin; thence running S. 53-00 E., 188.4 feet to an iron pin; thence running S. 32-54 E., 117.5 feet to an iron pin at the rear corner of Lot No. 12; thence running along the joint line of Lot No. 12 and the within described tract N. 40-42 W., 122.3 feet to an iron pin; thence running N. 62-26 W., 154.8 feet to an iron pin; thence running N. 41-47 W., 70 feet to an iron pin at the rear corner of Lot No. 13; thence running along the joint line of Lot No. 13 and the within described tract N. 41-47 W., 101.5 feet to an iron pin; thence running N. 81-39 W., 110.7 feet to an iron pin at the rear corner of Lot No. 16; thence running along the joint line of Lot No. 16 and the within described Tract S. 34-41 E., 179.6 feet to an iron pin; thence running S. 46-32 E., 105.9 feet to an iron pin; thence running N. 3-00 W., 289.9 feet to an iron pin in the center of the right-of-way of Bruce Farm Circle, the point and place of beginning.

1. Deed. Subject to full payment of the purchase price and all interest herein, the Seller shall execute and deliver to the Buyer, or his assigns, a good and sufficient Warranty Deed to the above described real estate, conveying a good marketable fee simple title thereto, free of all liens and encumbrances, subject to all rights of way and easements of public record and actually existing on the ground affecting the above described property and subdivision setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed real estate until delivery of the deed and performance of all of the covenants herein contained.

2. Purchase Price. As the total purchase and sales price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to wit:

The purchase price is the sum of \$47,737.50. The sum of \$10,000.00 shall be due and payable upon the execution hereof. In the event the Buyers pay off the unpaid balance prior to September 1, 1981, they shall be entitled to a 10% credit and the sum of \$32,963.75 shall be due and owing plus interest at the rate of 10% per annum. In the event the outstanding remaining principal balance shall not have been paid as of September 1, 1981, then the sum of \$37,737.50 shall be due and payable in ~~Sixty (60)~~ <sup>Five</sup> equal ~~monthly~~ <sup>annual</sup> installments of principal and interest in the amount of \$ 9,955.06

*D. L. McKinney*  
*Pauline U. McKinney*

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