

BOOK 1150-820

S.C.  
JUN 26 1981  
WATSON

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) BOND FOR TITLE

THIS BOND FOR TITLE entered into this 26th day of June, 1981, by and between COTHRAN & DARBY BUILDERS, INC., (hereinafter called "Seller"), and J. MACK WATERS, JR. and ELOISE L. WATERS, (hereinafter called "Buyers"), all 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 Buyers and the Buyers do hereby agree to buy the following described real estate, to-wit:

ALL that certain piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. C, Building No. Two (2), of Sugar Creek Villas Horizontal Property Regime, as is more fully described in Declaration (Master Deed) dated September 15, 1980, and recorded in the RMC Office for Greenville County, S. C. on September 15, 1980, in Deed Book 1133, at pages 365 through 436, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-X, at page 40, as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated February 25, 1981, and recorded in the RMC Office for Greenville County, S. C. on February 26, 1981, in Deed Book 1143, at pages 305 through 319, inclusive. (Amended plat is recorded in Plat Book 7-X, at page 79).

1. Subject to the full performance of this Agreement and the Supplemental Agreement entered into by the parties hereto of even date herewith, the Seller will execute and deliver to the Buyers, or their assigns, a good and sufficient warranty deed to the above described real estate conveying a good marketable fee simple title thereto, subject however, to all the terms and conditions of the Master Deed as amended as set forth above. Said deed shall be delivered on March 15, 1982, or such sooner date as may be designated by the Buyers.

2. Should the Buyers default in the performance of this Agreement or the Supplemental Agreement of even date herewith, the only remedy to be exercised by the Seller is to take back possession of the premises described above.

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