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STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into this day 5 of July 1978, hereinafter set forth by and between WILLIAM CEPHUS and SHARON K. TURNER hereinafter called "Seller", and WAYNE WELLS and LORETTA WELLS 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 13.91 acres, more or less, as shown on survey entitled "Property of W.C. Turner Estate", prepared by Lindsey & Associates, dated May 10, 1978, recorded in the Greenville County R.M.C. Office in Plat Book 60 at Page 97 and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an old iron pin in the center of Jug Factory Road, at the joint front corner of the tract herein described and other property of the Buyers and running thence, along the center of Jug Factory Road N. 5-19 W., 104.05 feet to a point; thence, N. 25-01 W., 109.2 feet to a railroad spike at the joint corner of the within tract and a tract of land containing 31.16 acres; thence, N. 62-40 E., 511.12 feet to a point in or near a 30-foot access road; thence, with said access road, N. 49-37 E., 490.08 feet to a point; thence, N. 65-40 E., 357.2 feet to a new iron pin; thence, N. 9-42 E., 605.97 feet to a new iron pin; thence, S. 27-56 E., 832.75 feet to a new iron pin in the line of property now or formerly of Jimmy W. and Elliott T. Wooten; thence, S. 66-47 W., 1,015.7 feet to an old iron pin; thence, S. 44-27 W., 535.88 feet to an old iron pin on or near a 30-foot access road, thence, N. 86-01 W., 281.19 feet to an old iron pin in the center of Jug Factory Road, the point and place of beginning, being a portion of the property conveyed to the Sellers herein by deed recorded in the Greenville County R.M.C. Office in Deed Book 850 at Page 581, reserving, however, unto (cont.)

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 sum of \$9,389.25 payable for twenty (20) years, including interest at the rate of 8% per annum, in equal monthly payments of \$78.54, the first such payment being due and payable on July 1, 1978, and on the first day of each month thereafter until the entire unpaid balance is paid in full.

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