

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
S.C.

APR 21 1981

WILKESVILLE

BOOK 11 (1981)

BOND FOR TITLE

THIS AGREEMENT made and entered into this 24th day of April, 1981, by and between Louise H. Helms and Jesse L. Helms, Sr., hereinafter called Sellers and John M. Gathings, D. E. Long, W. F. Ward, Jr. and Ralph D. Williams, hereinafter called Purchasers.

WITNESSETH

1. The Sellers agree to sell and convey unto the Purchasers .5391± acres located on Watson Road, as shown and designated on survey plat by Freeland and Associates dated April 22, 1981, County of Greenville, State of South Carolina. Plat in the name of John M. Gathings, D. E. Long, W. F. Ward, Jr. and Ralph D. Williams is herewith recorded in Plat Book 8-K at Page 90 in the RMC Office for Greenville County, South Carolina.

2. The agreed sales and purchase price is Thirty-Five Thousand Dollars (\$35,000.00), payable as follows:

- a. Seventeen Thousand, Five Hundred dollars (\$17,500.00) upon execution of this Bond for Title. Receipt is hereby acknowledged.
- b. Principal balance in the amount of Seventeen Thousand Five Hundred (\$17,500.00) plus interest at a rate of ten percent (10%) per annum to be paid September 25, 1981. Total principal and interest payment in the amount of Eighteen Two Hundred Forty-Three Dollars and Fifteen Cents (\$ 18,243.15) to be made on said September 25, 1981.
- c. Item 2b, is evidenced by a promissory note executed by Purchasers on the date first above written.
- d. Upon payment of sum set forth in 2a., and 2b., Sellers agree to convey title by fee simple warranty deed, free and clear of encumbrance or lien with the exception of easements, restrictions, and rights-of-way of record, if any, affecting the above described property. Said deed to be held in escrow by Austin C. Latimer, Attorney-at-Law, pending compliance with all terms and conditions as herein set forth.

3. County taxes have been pro-rated as of date of this agreement, credit given to Sellers, and Sellers will pay 1981 County taxes when due.

4. The Purchasers covenant and agree to maintain the premises in good repair and pay for any and all improvements, if any, on the subject property. Purchasers agree to front any and all improvement(s) (buildings) toward Wade Hampton Boulevard. Front of said improvement(s) to be brick.

W.F.W.
J.L.H.
J.M.G.
D.E.L.
R.D.W.

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