

BOND FOR TITLE TO REAL ESTATE

The State of South Carolina
COUNTY OF GREENVILLE

APR '82
SLEY

1167-829

KNOW ALL MEN BY THESE PRESENTS: We, William D. Gary and Shirley P. Gary
have agreed to sell to
Perry L. Watson and Debbie Watson a certain lot or tract

of land in the County of Greenville, State of South Carolina, O'Neal Township, located about two miles east of Sandy Flat, on Carole Drive and being shown as all of lots Four and Five on a plat of property entitled Blue Ridge Heights recorded in Plat Book EEE at page 69, Greenville County, R.M.C. made by John A. Simmons, surveyor, dated Oct. 15, 1960 and having the following metes and bounds: BEGINNING at iron pin on the S.W. side of Carole Drive at the joint front corner of lots 5 and 6 and running thence S. 26-45 W. 200 feet to a point on line of lot 3; thence S. 63-15 E. 195.2 feet along the line of lot 3 to point on the western side of Hwy. #S23-140; thence with the said Hwy. the following metes and bounds: N. 42-35 E. 92.9 feet; N. 55-30 E. 107 feet; N. 66-00 E. 19.7 feet to the corner of Carole Drive; thence N. 63-15 W. 284.2 feet along the western side of Carole Drive to the beginning corner. This conveyance is subject to the restrictions recorded in Deed Book 733 page 557 R.M.C. Greenville County. This conveyance is subject to rights-of-way of the streets and highways. N.T.S.
Grantors reserve the right to remove any shrubbery for the term of sixty (60) days from date.

9 (355) 641.3-1-10 & 11 (NOTE)

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Nine Thousand Nine Hundred and no/100 Dollars in the following manner: Nine hundred ninety and no/100 at execution of this instrument, Eight Thousand Nine Hundred Ten and no/100 balance to be paid in seventy-two (72) consecutive monthly installments of One Hundred Seventy Four and 19/100 (\$174.19) beginning May 2, 1982 and continuing on the 2nd of each and every month until paid in full until the full purchase price is paid, with interest on same from date at 12% per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition the sum of reasonable dollars for attorney's fees, as is shown by our note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due we shall be discharged in law and equity from all liability to make said deed, and may treat said Perry L. Watson and Debbie Watson as tenant holding over after termination, or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if already paid the sum of Two Thousand Ninety and 28/100 dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand and seal this 2nd day of April A. D., 19 82

In the presence of:

Laura M. Wilson
Laura E. [Signature]

William D. Gary (Seal)
Shirley P. Gary (Seal)
William D. Gary
Shirley P. Gary

William D. Gary
Shirley P. Gary

GCTO --- 1 AP-682 348

4 OCT

GCTO --- 1 AP-682 349

4328 RV-2

1167-829