

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 20 4 38 PM '83
DONNIE S. STANLEY
R.H.C.

BOND FOR TITLE

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

James Counihan and Pamela V. Counihan, hereinafter called "Seller",

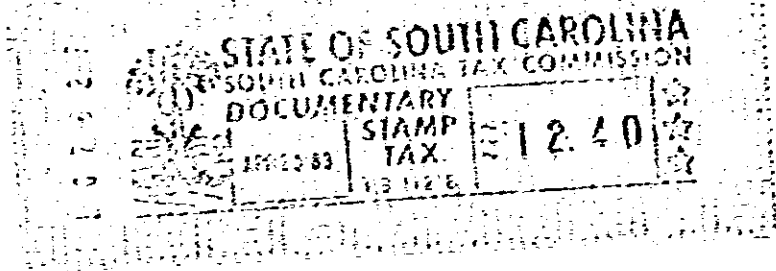
and Charles M. Gambrell
hereinafter called "Buyer", of Greenville County, South Carolina.

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 lot of land, together with all improvements thereon, situate, lying and being at the Northwesterly corner of the intersection of Williams Drive and a twenty-foot (20') alley, near the City of Greenville, in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 33 on the plat of Orderest Park, recorded in the RMC Office for Greenville County, S. C. in Plat Book S, at Page 109, reference to said plat being craved for a metes and bounds description thereof.

15 (156) 366-2-1 (NOTE)



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: Two Thousand and No/100 (\$2,000.00) Dollars cash at closing; Three Thousand and No/100 (\$3,000.00) Dollars to be paid in two equal installments of One Thousand Five Hundred and No/100 (\$1,500.00) Dollars each, due and payable on July 1, 1983, and on November 1, 1983, with no interest thereon; and the balance of Thirty-One Thousand and No/100 (\$31,000.00) Dollars to be paid in equal monthly installments of Three Hundred Forty-One and 34/100 (\$341.34) Dollars per month, commencing May 1, 1983, and continuing on the 1st day of each successive month thereafter until paid in full; all principal and accrued interest due and payable, if not sooner paid, on or before April 1, 2003, with interest thereon from date at the rate of twelve (12%) per cent per annum, said interest having already been computed and made a part of the within monthly payments. Buyer and Seller agree that any federal and state tax benefits derived from the ownership of the real estate described hereinabove shall inure to the Buyer. Buyer shall make payments directly to the bank account of Sellers at Community Bank, Pleasantburg Branch, Greenville, South Carolina, as designated by Sellers. The warranty deed shall be held in escrow by Horton, Drawdy, Ward & Johnson, P. A., until the within contract is complied with by Buyer.