

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
BOND FOR TITLE

FILED  
GREENVILLE CO. S.C.  
FEB 13 11 25 AM '84  
R.M.C. WISLEY

This Bond for Title is made and entered into this 10<sup>th</sup> day of FEBRUARY, 1984, by and between Chanticleer Townhouses, Inc., hereinafter referred to as Seller, and Richard S. Hardaway, hereinafter referred as Purchaser.

WITNESSETH:

1. Property To Be Sold. For and in consideration of the sum of money set forth hereinafter, and in further consideration of the mutual covenants and conditions set forth hereinafter Seller agrees to sell and Purchaser agrees to purchase on the terms set forth hereinafter the following described real property:

ALL that certain piece, parcel or lot or land situate lying and being the County of Greenville, State of South Carolina being shown and designated as Lot # 12 on a Plat of Chanticleer Townhouses, Phase I, which Plat is recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 70, and having such metes and bounds as are shown thereon.

2. Purchase Price. The purchase price for the Property shall be Forty Thousand and no/100 (\$40,000.00) Dollars, payable as follows:

- a.) \$1,500.00 cash down payment
- b.) \$23,500.00 cash down paid herewith
- c.) \$15,000.00 to be paid one year from the date hereof in accordance with Purchaser's promissory note of even date.

3. Taxes and Assessments. 1984 Greenville County property taxes and assessments, both annual and special, of the Chanticleer Townhouses Property Owner's Association, Inc. shall be prorated as of the date hereof and Purchaser shall hereafter be responsible for all such taxes and assessments applicable to the Property.

14 (156) W.G. 1.6-1-12 (Note)

2 FE 13 84 1217

5.0001

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX  
FEB 13 1984  
STAMP  
TAX \$ 0 0 0 0

(CONTINUED ON NEXT PAGE)

0 1 9 1

4328-1142