

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
SEP 24 1 55 PM '84
DONNIE S. WILKINSLEY
R.M.C.

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BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between BALLENGER-CUTCHIN, A General Partnership, hereinafter called "Seller", and R. A. DEARDS, hereinafter called "Buyer", of Greenville County, South Carolina.

W I T N E S S E T H :

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: (12)-500-279.1-1-37

UNIT No. 10-A in Briarcreek Condominiums, Horizontal Property Regime, situate on or near the southerly side of Pelham Road in the City of Greenville, County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominium, dated September 20, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 956, page 99, and Certificate of Amendment, dated November 29, 1973, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 989, page 205.

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 aforesaid real estate prior to 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 total following sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to wit:

The sales price for the property described in this contract is the sum of Sixty-two Thousand One Hundred Eight and 26/100 Dollars (\$62,108.26), to be paid Eight Thousand (\$8,000.00) Dollars cash at closing and the remaining \$54,108.26 in equal monthly installments in the amount of Six Hundred Twenty-one and 65/100 (\$621.65) each. It is understood and agreed between the parties hereto that this includes the ad valorem taxes on said property which will go into the escrow account at First Federal Savings & Loan in the name of the Seller.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
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