

STATE OF SOUTH CAROLINA)
)
) BOND FOR TITLE
COUNTY OF GREENVILLE)

This Bond for Title entered into this day and year hereinafter set forth by and between James H. Pritchett, hereinafter called "Seller", and Charles Fink, Jr. and Susan M. Fink, hereinafter called "Buyers", of Greenville County, State of 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 Buyers, and the Buyers do hereby agree to buy, the following described real estate, to-wit:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the Eastern side of the Geer Highway (U.S. Hwy. No. 276) in Greenville County, South Carolina, containing approximately 16 acres, and being all of the property conveyed to James Harvey Pritchett by deed of Carrie Robinson Pritchett, dated June 26, 1956, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 555 at Page 474, excluding, however, that portion of the above described property shown as a small triangle on the Northeast side of the Geer Highway, on the northern boundary of the above described property. This excluded triangle is shown on the attached copy of the Greenville County Tax Map No. 524.4.

The property covered by this Bond for Title is shown on the Greenville County Tax Map as Block Book No. 524.4-1-10, excluding the above mentioned triangle. A copy of the said map is attached hereto and incorporated herein by reference.

1. Deed. Subject to full payment of the purchase price and all interest herein, the Seller shall execute and deliver to the Buyers, 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 of public record and actually on the premises. No right, title or interest, legal or equitable, shall vest in the Buyers in and to the aforescribed real estate shall 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 Buyers hereby agree to pay unto the Seller the following total sum or sums which the Buyers reserve 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 Eleven Thousand Nine Hundred and No/100 (\$11,900.00) Dollars, being due and payable by the Buyers to the Seller in monthly installments of One Hundred Twenty-one and 70/100 (\$121.70) Dollars each,

(CONTINUED ON NEXT PAGE)