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STATE OF SOUTH CAROLINA HE S. TANKERGLEY

COUNTY OF GREENVILLE

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: P. E. Bradshaw has agreed to sell to Gaynelle E. Brown those certain lots or tracts of land in the County of Greenville, State of South Carolina, being known and designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16 and 17 as are shown on Plat of Gilreath Estates, made by Piedmont Engineering Services, July, 1957, and recorded in the Greenville County R. M. C. Office in Plat Book YY, at Page 189. See Plat for more complete property description.

ALSO, all those pieces, parcels or lots of land adjacent to the above and being part of Lots 13 and 14 and having the following meets and bounds: ALL that certain parcel or lot of land situated on the south side of a proposed road known as Milford Circle near Milford Baptist Church and Gilreath Mill, Oneal Township, Greenville County, State of South Carolina, having the following courses and distances, to-wit: BEGINNING at an iron pin on the south edge of a proposed road known as Milford Circle, and running thence along the same, N. 76-06 W. 60 feet, N. 58-06 W. 60 feet, N. 45-17 W. 110 feet to an iron pin; thence S. 49-07 W. 234.3 feet to an iron pin on the north side of new road; thence along the north side of said road, S. 76-20 E. 143 feet and S. 59-20 E. 220 feet to an iron pin; thence N. 9-19 E. 173.3 feet to the beginning corner.

And execute and deliver a good and sufficent warranty deed therefor on condition that she shall pay the sum of Sixty Thousand Dollars (\$60,000.00) in the following manner: Ten Thousand Dollars (\$10,000.00) at closing (receipt of which is hereby acknowledged), and six (6) annual payments of Seven Thousand Five Hundred Dollars (\$7,500.00), each beginning one (1) year from date, with a final payment of Five Thousand Dollars (\$5,000.00) due seven (7) years from date.

If any payment is more than thirty (30) days past due, then interest on same is to accrue at the rate of Eight (8%) per cent, per annum; and in case said sum or any part thereof be collected by an attorney or through legal proceeding of any kind, then in addition the sum of a reasonable amount for attorney's fees, as is shown by her note of even date herewith. The purchaser agrees to the following items:

 Seller will pay all applicable real property taxes for the year 1977 and Purchaser will pay same for all future years so long as this contract is in force.

Purchaser will comply with all applicable local, state and federal laws, ordinances, rules, regulations, etc., pertaining to the use or ownership of the within described property.

3. Purchaser to keep insurance on all buildings on the property with a total coverage at least equal to amount remaining due on this contract and with all losses payable to seller.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due he shall be discharged in law and equity from all liability to make said deed, and may treat said Gaynelle E. Brown as tenant holding over after termination, or contrary to the terms of her lease and shall be entitled to claim and recover, or retain if already paid the sum of Seven Thousand Five Hundred Dollars (\$7,500.00) 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 hands and seals this 10^T M day of ______ A.D., 1977.

In the presence of:

MUNITOR

Selm C. Broky

Gagnelle E Brun (Seal

Paul 6 - Bradshausear

Edna II Brodskaw (Seal)

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