

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned partners of J & D INVESTMENTS, a South Carolina partnership having a principal place of business in the County of Greenville (hereinafter referred to as "Purchaser") is firmly bound unto H.J. Martin and Joe O. Charping (hereinafter together referred to as "Owners") in the sum of Three Hundred Six Thousand (\$306,000.) Dollars with interest from date on the deferred balance at the rate of eight and one-fourth (8 1/4%) percent per annum, to be paid in three hundred (300) monthly installments of Two Thousand Four Hundred Twelve and 69/100 Dollars (\$2,412.69) per month, said payments to be due on the first day of each month, to be paid to the Owners no later than the fifteenth day of any month, said payments to begin June 1, 1978 and continue on the first day of each month thereafter until paid in full; said monthly payments to be applied first to the payment of interest and the balance to reduction of the purchase price; and for the payment of said amount and each installment thereof, well and truly to be made, we hereby bind ourselves subject to all of the following conditions:

1. If the Purchaser, on or before the maturity of this contract, said date being May 1, 2003, or at such earlier time as may hereinafter be provided for, shall have paid in full the aforesaid balance of Three Hundred Six Thousand (\$306,000.00) Dollars, plus interest, and shall otherwise be in compliance with the terms hereof, then the Owners, their heirs, executors, administrators, successors and/or assigns shall execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, a general warranty deed or deeds of conveyance, such as will be sufficient to convey to the Purchaser, or their heirs and assigns, a good and marketable fee simple title to certain real property located in the County of Greenville, State of South Carolina, described on Exhibit A attached hereto and made a part hereof, clear of all mortgaged liens and all encumbrances, except encumbrances of record as of the date hereof, and any ad valorem taxes which may not yet be due or payable in the year of conveyance, plus any additional encumbrances as may hereafter

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RECORDED