

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

ADDENDUM TO BOND FOR TITLE
 DATED NOVEMBER 27, 1979

THIS ADDENDUM to Bond for Title attached hereto is entered into this 27 day of November, 1979 by and between James D. Jordan and Shirley E. Jordan, hereinafter referred to as "Seller" and James W. Sprouse and Linda Sprouse, hereinafter referred to as "Purchasers";

W I T N E S S E T H:

Notwithstanding anything contained in the attached Bond for Title to the contrary, the undersigned parties agree that the attached Bond for Title is modified by the within Addendum as follows:

1. That the present owners of the subject property and the sellers of the property are James D. Jordan and Shirley E. Jordan.

2. That a plat of the subject property prepared for James D. Jordan by Robert R. Spearman, R.L.S. dated October 17, 1979 is attached hereto and made a part of this Agreement. As shown on said plat an easement having an approximate width of 20 feet is hereby granted to the Purchasers for the purpose of ingress and egress connecting the subject property (.58 acres) to U. S. Highway No. 20 (also known as U. S. Highway No. 29). Said easement shall be an easement appurtenant and deemed a covenant running with the land which shall inure to the benefit of the Purchasers, their heirs, assigns and grantees forever. The Purchasers and their successors in interest shall have the continuing right but not the obligation to pave, asphalt, repair and otherwise improve said easement so that the same may be properly maintained for its intended use. Said easement shall be for the ^{non-}exclusive use of the Purchasers and their successors in interest.

3. All real estate taxes and fire insurance shall be prorated as of the date of this agreement with the Seller to pay for said items up to date of closing and the Purchasers to pay for said items thereafter. Purchasers shall not be required to maintain fire insurance with extended coverage for more than the balance due Seller. Both the Seller and Purchasers name shall appear on said fire insurance policy as their interest may appear. Purchasers shall have the option of paying the taxes and fire insurance as they become due or they may pay the same into an escrow account with Seller so that there will be sufficient funds to pay taxes and/or insurance as the same becomes due and payable which, if an escrow is maintained with the Seller, Seller covenants that he will then pay said taxes and insurance as they periodically become due and payable.

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