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S. C. Purchaser address, P.O. Box 156
Greenville, S.C.
19812

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

WHEREAS, Leroy's Inc. and Leroy Langston, hereinafter referred to as "Seller" is the owner of property hereinafter described, and;

WHEREAS, Sammie McAbee, hereinafter referred to as "Purchaser" is desirous of purchasing said property;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, it is agreed as follows:

1. The Seller agrees to sell and the Purchaser agrees to purchase the following described real estate:

All That certain piece of land as described in deed from George A. Burger to Leroy's, Inc., date March 12, 1974 and recorded the same day in R. M. C. Deed Book 995 at page 221.

Also, all that certain piece of land as described in deed from George A. Burger to Leroy's, Inc., dated December 14, 1973 and recorded December 17, 1973 in R. M. C. Deed Book 990 at page 641.

2. The agreed sale and purchase price is \$27,000.00, which shall be payable as follows: \$500.00 per month to be applied first to interest at the rate of seven (7%) percent and then to principal. Said payment shall continue until the entire debt, both interest and principal, is paid in full.

3. Upon payment of the aforestated purchase price in full, the Seller agrees to give to the Purchaser a fee simple warranty deed to the aforescribed property, subject only to rights-of-way, easements, restrictions and zoning ordinances of record.

4. The 1979 property taxes shall be pro-rated as of the date of the execution of this Bond for Title, and all future property taxes shall be paid by the Purchaser. It is also agreed that the Purchaser shall pay for all fire insurance premiums for this property, and the Purchaser agrees to name the Seller on said policy, as the interest may appear.

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