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GREENVILLE, S. C. FILED
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED 11 20 AM '80
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W. M. C. BOND FOR TITLE
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THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Ronald L. Jones and Susan Ann Jones, hereinafter called "Seller", and Russell M. Pickelmann, hereinafter called "Buyer", of Greenville County, 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 Buyer, and the Buyer does hereby agree to buy, the following described real estate, to wit:
ALL that piece, parcel or tract of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Brooks Drive in Greenville County, South Carolina being shown and designated as a tract of land containing 5.0 acres on a plat entitled PROPERTY OF RONALD L. JONES AND SUSAN ANN JONES made by J. R. Williams, Jr. dated January 24, 1978 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-J at Page 71 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Brooks Drive at the southwesternmost corner of the within described property and at the corner of property now or formerly belonging to Bates and Roper (said iron pin being located 449.4 feet, more or less, in a northeasterly direction from the intersection of Brooks Drive and Bates Drive) and running thence N. 36-46 W. 483.6 feet to an iron pin in the line of property now or formerly belonging to Brown; thence with the Brown line, N. 45-53 E. 401.2 feet to an iron pin; thence with the line of property now or formerly belonging to Bates and Roper, S. 35-30 E. 634.8 feet to an iron pin on the northwestern side of Brooks Drive; thence along the northwestern side of Brooks Drive S. 66-20 W. 199.2 feet to an iron pin and S. 69-17 W. 197.2 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Ronald L. Jones by deed of Michael W. Green recorded September 20, 1977 in Deed Book 1065 at Page 121 and is the same property conveyed by Ronald L. Jones to Susan Ann Jones by deed recorded January 30, 1978 in Deed Book 1072 at Page 796.

1. Deed. Subject to full payment of the purchase price and all interest herein, the Seller shall execute and deliver to the Buyer, or his assigns, a good and sufficient Warranty Deed to the above described real estate, conveying a good, marketable fee simple title thereunto, 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 and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer 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 Buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums which the Buyer reserves 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 \$61,000.00, \$5,000.00 of which has been paid on or before the execution of this Bond for Title and the balance in the sum of \$56,000.00, being due and payable by the Buyer to the Seller on June 1, 1980 without interest.

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3. Occupancy. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer shall have the right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

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