

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between ROBERT C. BURNSIDE AND LOUISE BURNSIDE, hereinafter called "Sellers", and WIMBERLY A. SMITH, hereinafter called "Purchaser", of Greenville County, South Carolina.

WITNESSETH:

For and in consideration of the sales price and mutual covenants contained herein, the Sellers do hereby agree to sell unto the Purchaser, and the Purchaser does hereby agree to buy, the following described real estate, to-wit:

ALL that piece, parcel or tract of land containing 2.018 acres, more or less, situate, lying and being on the southern side of Woodruff Industrial Drive, in the County of Greenville, State of South Carolina, being shown and designated as Tract A on Plat For Robert C. Burnside, dated November, 1979, prepared by Webb Surveying & Mapping Co., said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book _____, at Page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Woodruff Industrial Drive and running thence S. 45-32 E. 691.86 feet to an iron pin; thence S. 54-39 W. 178.0 feet to an iron pin at the joint rear corner of Parcels A and B; thence with the line of Parcel B N. 37-10 W. 706.25 feet to an iron pin on the southern side of Woodruff Industrial Drive; thence with the southern side of Woodruff Industrial Drive N. 72-22 E. 82 feet to the point of beginning.

1. Deed. Subject to full payment of the purchase price and interest herein, the Sellers shall execute and deliver to Purchaser or his heirs and assigns, a good and sufficient Warranty Deed to the above-described real estate, conveying a good marketable fee simple title thereto, free and clear 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 presently existing. Sellers shall pay for deed stamps. Legal title shall not vest in the Purchaser in and to the aforescribed real estate until delivery of the deed and performance of all of the covenants herein contained. Equitable

Law Offices
Horton, Drandy,
Magins, Ward
and Blakely, P.A.
Greenville, S.C.

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