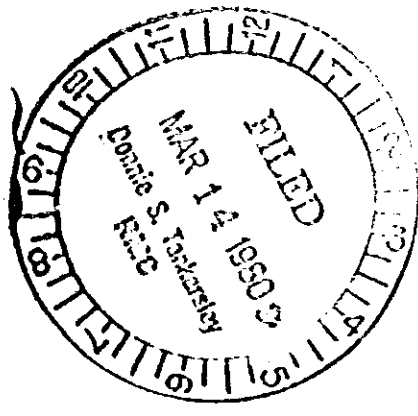


NTC  
4122-103

The State of South Carolina  
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS: Marion Harris  
Benny Nasser have agreed to sell to  
a certain lot or tract

of land in the County of Greenville, State of South Carolina, being known and designated as 1.67 acres, more or less, according to a survey prepared by John C. Smith, RLS, dated July 14, 1967, recorded in the RMC Office for Greenville County in Plat Book 7-1 at Page 24. Such property also containing the Ranch House Restaurant and one frame dwelling. See attached Schedule of Equipment included in sale of property.

This Bond for Title does not include the 1.41 acres, more or less, recorded in the above-referenced Plat Book which is being conveyed to Benny Nasser by Marion Harris in Deed Book 1122 at Page 106. However, the below-stated consideration covers the consideration under that certain mortgage for such property given by Benny Nasser to Marion Harris dated 2/28/80 and to be recorded as a second mortgage at a later date as well as that certain promissory note executed by Benny Nasser to Marion Harris dated 2/28/80.

Should Benny Nasser obtain financing within ninety (90) days from this date to pay in full this bond for title (with accompanying note and mortgage), Marion Harris will give to Benny Nasser a fifteen (15%) percent discount on balance due,

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Sixty-two Thousand Seven Hundred Eighty-one Dollars in the following manner and 67/100 (\$62,781.67) \$5,000.00 paid this date as release of above-stated 1.41 acres; balance of \$57,781.67 to be paid in consecutive weekly installments of \$200.00 or more each, commencing March 3, 1980. Purchaser has the option to make multiple payments if he chooses to do so without penalty,

until the full purchase price is paid, with interest on same from date at ten (10%) per cent, per annum until paid to be computed on the unpaid balance and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of 15% of unpaid balance dollars for attorney's fees, as is shown by his note of even date herewith. The purchaser agrees to pay all taxes while this

contract is in force. Purchaser is further to obtain and keep in force insurance for the above premises payable to Marion Harris in an amount and in companies approved by seller.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due he shall be discharged in law and equity from all liability to make said deed, and may treat said Benny Nasser as tenant holding over after termination or contrary to the terms of his lease and shall be entitled to claim and recover, or retain if already paid the sum of Ten Thousand Four Hundred (\$10,400.00) dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 29th day of February A.D., 1980

In the presence of:  
John R. Torgin (Seal)  
Joyce H. Hall (Seal)  
Patricia A. Barber  
Marion Harris (Seal)  
Benny Nasser (Seal)

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