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STATE OF SOUTH CAROLINA

ero 1139 eus 819 BOND FOR TITLE

COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between \_\_\_\_\_ Gilder

Creek Development Company, a General Partnership-----, hereinafter called "Seller",

KEITH W. SMEAL and SARAH J. SMEAL----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 certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Tract No. 11, containing 10.00 acres, more or less, as shown on plat entitled "Property of Gilder Creek Development Company", dated June 26, 1980, prepared by W. R. Williams, Jr., recorded in the Greenville County RMC Office in Plat Book 8I 6 and having, according to said plat, the following metes and bounds, Page to-wit:

BEGINNING at a point in the center of a cul-de-sac of Bruce Meadow Road at the joint front corner of the within tract and Tracts 9 and 10 and running thence N. 21-23 E., 75 feet to a point on the edge of said cul-de-sac; thence, along the line of other property of the Seller, N. 30-14 E., 409.0 feet to a point in the center of a 10-foot drainage easement; thence S. 32-54 E., 117.5 feet to a point; thence S. 53-00 E., 188.4 feet to a point; thence S. 51-26 E., 269.5 feet to a point; thence S. 83-05 E., 216.6 feet to a point and S. 38-54 E., 80.9 feet to a point in or near the center of Horse Pen Creek; thence, with the centerline of said creek as the property line, the following traverses and distances: S. 46-10 W., 251.11 feet; S. 34-14 W., 168.30 feet; S. 9-38 E., 79.94 feet; S. 69-35 U., 133.27 feet and S. 55-23 W., 90.0 feet to a point at the joint corners of the within Tract and Tract 10; thence, along the joint line of said tracts N. 48-38 W., 541.1 feet to a point; thence N. 3-11 E., 138.66 feet to a point and N. 57-49 W., 75.0 feet to a point the center of the cul-de-sac of Bruce Meadow Road, the point and place of beginning.

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 thereto, 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 aforedescribed real estate until 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 purchase price shall be the sum of \$24,000.00 to be due and payable as follows: The sum of \$6,000.00 to be due and payable in cash upon the execution hereof; thereafter beginning one month from the date hereof the unpaid purchase price shall be repaid at the rate of \$350.00 per month for 36 consecutive months, said sum including interest at the rate of 10% per annum, and on the 37th month following the date hereof, unless otherwise scoper-paid, the entire outstanding unpaid principal balance of approximately \$9,384.64, together with all accrued interest, shall be due and owing. In the event the Buyers shall, within 120 days from the date hereof, elect to pay the outstanding unpaid principal balance due and owing they shall receive a discount equal to 10% of the then outstanding unpaid principal balance of the within Contract.

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