

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY, S.C.

BOND FOR 1143-558

COUNTY OF Greenville

This contract made and entered into by and between

Bruce C. Burnett

Donald E. and Ann C. Miller

hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, 110 Bridge Road, Holly Springs Subdivision, Mauldin, SC--also known as Lot 63, Holly Springs

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Sixty thousand five hundred & no/100 Dollars for said property as follows: \$1000.00 as escrow deposit, \$6,000.00 cash at execution of bond for title, for total of \$7,000.00.

Payments to be \$525.00 per month for one year (until March 1, 1982) or until conventional financing is available at 12%. Balance to be financed is \$53,500.00. The \$525.00 payments shall be considered interest on this bond for title.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said property and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller copy of insurance policy. In the event any due installment is in arrears and unpaid for a period of 30 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with covenants thereon. Any title defects or encumbrances to be cleared at expense of Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. (continued on back) IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of February, 1981.

In the presence of:

Handwritten signatures of witnesses: H. Michael Spring, Hope C. Burnett

(Seller) Bruce C. Burnett SEAL
(Seller) SEAL
(Seller's Wife) SEAL
(Purchaser) Donald E. Miller SEAL
(Purchaser) Ann C. Miller SEAL

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF Greenville

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's (s') act and deed deliver the within written Bond for Title and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27th

day of February, 1981.

Notary Public for South Carolina
My Commission expires: 1-29-83

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