

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between David E. Parham and Carolyn L. Parham R.M.C., hereinafter called "Seller", and Robert Burns 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 and personal property to wit:

All that lot of land in the County of Greenville, State of South Carolina, on the southwest side of White Horse Road, designated as Lot No. 2, on plat prepared by Jones Engineering Service, November 29, 1973, and being more particularly described as follows:  
 BEGINNING at an iron pin on the southwest side of White Horse Road, which iron pin is 100 feet northeast from the northwest corner of Mitchell Drive, and running thence S. 30-46 W. 250 feet to an iron pin corner of property of grantors (under lease with Thomas & Howard Co.); thence with the line of said property in a northwesterly direction 135 feet to an iron pin on the southeast side of a 25 foot road leading from White Horse Road along the northwest side of the property under lease to Thomas & Howard Company; thence along the southeast side of said road in a northeasterly direction 290 feet, more or less, to a point on the southwest side of White Horse Road; thence with the southwest side of White Horse Road S. 41-54 E. 150 feet, more or less, to the beginning corner.  
 6 D & S Stainless steel meters in Bays  
 6 Gail Car Wash Pumps with 3 h. p. motors  
 1 Stainless steel holding tank for soap and wax  
 1 Sears degreaser pump with stainless steel holding tank  
 4 Super foamers with brushes wired into meters  
 4 Twin Vacuum Monorail Vacuum Cleaners  
 1 Townco Towel Vendor  
 1 Hamilton Dollar Bill Changer  
 1 Ray Pack Gas Hotwater Heater with stainless steel hotwater holding tank  
 1 Neon Sign  
 2 Safes

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 aforesaid 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:  
 One Hundred Forty Thousand and No/100 (\$140,000.00) Dollars, said amount to bear interest at the rate of twelve (12%) per cent per annum, payable One Thousand Five Hundred Nine and 12/100 (\$1,509.12) Dollars per month for a period of two hundred sixty-four (264) consecutive months commencing on the date of this Agreement, and continuing on the same day of each and every month thereafter, until paid in full.
3. The Seller agrees to install at closing or within thirty (30) days thereafter, at the Seller's expense the Ray Pack Gas Hotwater Heater mentioned above.
4. The Buyer recognizes that the name "Magic Spray" belongs to David E. Parham and that any use thereof by Buyer shall be subject to the rights of David E. Parham.
5. For the first six (6) months after the date of this Agreement the Seller agrees that he will make himself available for consultation during normal working hours for any equipment repairs at no expense to the Buyer, such consultation being limited to reasonable times.
6. Seller has the right at all times, until the purchase price is paid in full, to inspect the premises to determine that they are properly maintained by the Buyer, and Buyer agrees that all times during the term of this Agreement to maintain the premises in reasonably good condition.
7. Buyer agrees not to sell, assign, or transfer this Agreement at any time without the prior consent of the Seller.

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