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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

BOND FOR TITLE

THIS BOND FOR TITLE entered into the day and year hereinafter set forth by and between Charles L. Satterfield, hereinafter referred to as "Seller" and Danny R. Scott hereinafter referred to as "Buyer."

W I T N E S S E T H:

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

ALL that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 4 on a plat prepared by Freeland & Associates dated September 29, 1981, reference to said plat being made herein for a metes and bounds description of said property. A copy of said plat is attached as Exhibit A and made a part hereof by reference.

THE above described property is subject to Restrictive Covenants, copy of which is attached hereto as Exhibit B and made a part hereof by reference.

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, and subject only to rights-of-way and easements of public record and actually existing on the ground affecting the above described property, subdivision set back lines, easements, and restrictions of public record, all as exist at the time of the execution of this bond for title. 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:

(a) Four Thousand, Four Hundred, Fifty Dollars ($4,450.00) upon execution of this document.

(b) The balance of Five Thousand Dollars ($5,000.00) shall bear simple interest on the unpaid principal balance at the rate of ten (10%) percent and shall be payable in equal monthly installments of One Hundred, Six and 24/100t. Dollars ($106.24) beginning on November 8, 1981, and continuing each month thereafter until paid in full, except that the balance, if not sooner paid, shall be due and payable not later than October 8, 1986.

(c) The parties acknowledge that there is a first mortgage over the subject property given to D. L. Cunningham.

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