

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOND FOR TITLE

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

OLLIE BLACKSTON BRYANT

hereinafter called "Seller".

and GORDON C. CARTER hereinafter called "Buyer".

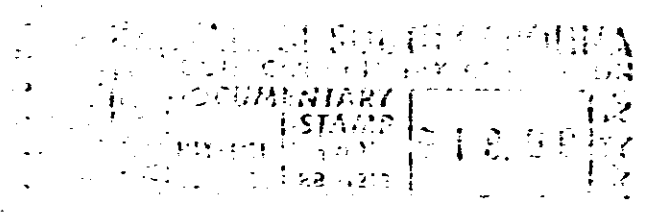
WITNESSETH:

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 piece, parcel of lot of land in Gantt Township, Greenville County, State of South Carolina, near Welcome Church, having the following metes and bounds, to-wit:

BEGINNING at an iron pin 3x3 on the White Horse Road and running thence with said road N. 35 W. 60 feet to an iron pin; thence S. 55 W. 215 feet to an iron pin on Smith's Line; thence with said line S. 65 E. 194 feet to an iron pin; thence N. 15 E. 172 feet to the beginning corner, one-fourth of an acre, more or less, however that portion deeded away which has been recorded in Deed Book 289, at Page 409. This conveyance to include the property conveyed to Clarence E. Bryant in Deed Book 289 at Page 130 by the Trustees of Welcome Baptist Church as recorded March 25, 1946. This is the same property conveyed to the grantor herein by deed of Clarence E. Bryant, see records of the Probate Court for Greenville County recorded in Apartment 1171, at File 3.

X-New mark - Ollie B. Bryant
Witness: Evelyn B. Skelton



Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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:

FIFTY THOUSAND DOLLARS AND NO/100 (\$50,000.00) to be paid in the following manner:

\$5,000.00 cash to be paid to seller simultaneously with the signing of this Bond for Title.

Remaining balance of \$45,000.00 to be paid within 30 months from date of payment of the \$5,000.00. Buyer agrees to pay seller \$200.00 a month as rental and \$100.00 a month as payment until total balance is paid. Payment of \$100.00 a month to be a credit to buyer and deducted from balance of sales price when total balance is paid off within 30 months, with payments beginning on June 1, 1981.

Buyer to have the right to remove present building within 30 months. It is agreed that any new building to replace present building will be of more value than present building. Seller agrees that in the event that new building is to be built within 30 months, then seller agrees to subordinate note on present property and transfer note to new building for remainder of the said 30 months.

State of South Carolina)
County of Greenville)

Probate

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as her act and deed, deliver the within written Bond for Title and that (s)he with the other witness subscribed above, witnessed the execution thereon.
SWORN to before me this 1st day of May 1981.

(SEAL) • Julia Ann Putnam
NOTARY PUBLIC FOR SOUTH CAROLINA my commission expires 9/29/81

0311

14-(235) 240-2-13 (note)

4325-RV-2