

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) BOND FOR TITLE TO REAL ESTATE AND
LEASE AGREEMENT

KNOW ALL MEN BY THESE PRESENT, TAYLOR WALKER, JR. AND BETTY WALKER,
have agreed to sell to BEAUFORD MATHIS, III, his heirs and assigns (with JENNIFER
JONES, a certain lot or tract of land in the County of Greenville, State of
South Carolina being:

ALL that piece, parcel and lot of land, lying and situate in Green-
ville County bound on the North by Dallas Drive, on the East by an
unnamed road, and a Tract designated No. 9-A, on the South by Tract
designated No. 8, and on the West by property of Mrs. Alvin Foster,
and more particularly described by the following metes and bounds.

BEGINNING at an iron pin at the jointure of Dallas Drive and our
unnamed road and running thence S17-16W, 28 feet to an iron pin thence
S4-46W, 100 feet to an iron pin S-20-14E, 100 feet to an iron pin,
thence S45-14E, 82.6 feet to an iron pin, thence S33-15W, 249.5 feet
to an iron pin, thence N73-54W., 112.1 feet to an iron pin, thence
N17-16E, 475.5 feet to the beginning iron pin, containing 0.991 acres,
plus or minus, and designates as Tract No. 9-B on a plat of "property
of Taylor Walker, Jr., of January 10, 1981, by T. H. Walker, Jr. and
referred by reference to Tax Map M-10.4-1-19.2, and Plat of Lena
Tolbert Estate in Plat Book BBB, Page 19. Lean Tolbert Estate, Green-
ville County Probate Court.

THIS is the same property conveyed by Amos Boyd Tolbert to grantor
on May 5, 1981, and recorded in Deed Book 1147 at page 401 at the
R.M.C. Office for Greenville County. And execute and deliver a good
and sufficient warranty deed therefor on condition that he (they) shall pay
the sum of One Thousand and No/100 (\$1,000.00) Dollars down and in the following
manner pay over a period of five (5) years, at 14% per annum, a balance of
Twenty Five Thousand (\$25,000.00), at Five Thousand (\$5,000.00) a year plus
principal and interest, taxes and insurance and home owners insurance until the
full purchase price is paid, with interest on same from date of execution on
a declining balance until paid in full to be computed and paid annually, and if
unpaid to bear interest until paid at the same rate as the principal, and in
case said sum or any part thereof be collected by an attorney or through legal
proceedings of any kind, then in addition to the sum owed, a reasonable amount
shall be for attorney's fees. The purchasers agree to pay all taxes while
this contract is in force, and the premium to grantors for any insurance over
the real estate paid by grantors. It is agreed that time is of the essence of
this contract/lease, and if the said payments are not made when due it shall
be discharged in law and equity from all liability to make said deed, and may

FILED
GREENVILLE, S.C.
MAY 24 4 14 PM '83
CONNIE S. WILKINS
R.M.C.

15(65) M10.4-1-19.2 (NOTE)

T.W.C.
B.W.
B.M. III

MAY 24 1983

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
10.00

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821

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