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STATE OF SOUTH CAROLINA

BOND FOR TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS that I, Walter F. Alewine, have agreed to sell to L. M. Morris a certain lot of land located in Chick Springs Township, of Greenville County, South Carolina, together with improvements thereon, which real estate lies on the west side of a County road, sometimes known as Adams Street, and being shown on a plat of property made for me by John A. Simmons, Surveyor, dated September 18, 1964, and having the following courses and distances:

BEGINNING on an iron pin on the west side of said County Road or Adams Street, corner with the Hester property, and runs thence S. 79-18 W. 216.5 feet to an iron pin; thence N. 8-27 W. 92.1 feet to an iron pin; thence N. 78 E. 210.8 feet to an iron pin on said road or street; thence therewith S. 12 E. 96.8 feet to the beginning.

I have futher agreed to execute and deliver to the said L. M. Morris a good and sufficient warranty deed to said real estate on the condition that he shall pay the sum of Ten Thousand, Five Hundred (\$10,500.00) Dollars for same in the following manner: \$130.00 cash, receipt whereof is acknowledged, and then to make payments at the rate of \$65.00 per month, said payments to be due and payable on the first day of each and every month hereafter, beginning December 1, 1965, and said payments to continue until the principal sum is reduced to \$7500.00, with all interest paid, all deferred balances to bear interest at the rate of six per cent per annum, computed monthly. When the principal amount of the purchase price has been reduced to \$7500.00 and all interest has been paid and other conditions complied with, I agree to execute and deliver my said warranty deed to the purchaser, L. M. Morris, upon the condition that he shall execute and deliver to me at the same time his purchase money real estate mortgage, securing his note which shall provide payments of \$65.00 monthly, with interest at six per cent per annum, computed monthly, and which note and mortgage shall further provide that in the event any payments are not made when due, all of the deferred balance may become due and payable at my option, said note and mortgage to provide for the customary attorney's fee and costs of collection, in a reasonable amount, if same should be collected by an attorney. The mortgage shall further provide, and the purchaser shall obligate himself to keep the premises fully insured by payment of all premiums due for extended coverage on said property.

It is further agreed that the purchaser, L. M. Morris, shall pay all taxes to become due on the property, beginning January 1, 1966, and during the life of this contract shall keep the premises fully insured, with extended coverage, in my favor.

It is further agreed that time is of the essence of this contract, and if the said payments are not made when due I shall be discharged at law and in equity from all liability to make said deed, and may treat the said, L. M. Morris as a tenant holding over after termination or contrary to the terms of a lease, and that I shall retain all payments made under the terms of this contract as rentals or liquidated damages or both, and that the purchaser, L. M. Morris, shall forthwith

(Continued on next page)

This bond for title is turnly satisfied and cancell by mutual agreement of the parties on this the 24th day of May 1971.

34th day of May 1971.

3faller J. Aleunda Seller SATISFIED AND CANCELLED OF RECORD of M. Morris Princheser 23 DAY OF June 1971.

3. M. Morris Princheser Ollie Jarnsworth