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STATE OF SOUTH CAROLINA BOND FOR TITLE TO REAL ESTATE GREENVILLE COUNTY OF

This Bond for Title entered into this 30 day of March, 1979, by and between Perry E. Burton, hereinafter referred to as the "Seller" and Terry L. Phillips and Dora D. Phillips, hereinafter referred to as the "Purchasers".

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Seller to's hereby agree to sell unto the Purchasers and the Purchasers do hereby a ree to purchase, the following described real estate, to-wit:

1. Subject property: At that certain piece, rargel or tract of land, situate, lying and being to the County of Greenville State of South Carolina, on the nartheastern side of Road, No and having according to a plat entitled, "Property of prepared by Webb Surveying and to bing Company, take recorded in the Greentille County R.M.C. Office in the Dora D. Phillips, the collowing metes and bou

said BECKNING at a nail and cap in the center of the Neel and cap being 192 feet more or less iffand cap being 792 feet inbre of 1988, Islid road and the Nash MIN Road and a and running Rence with the County Gint in the center of said County Road themce N. h iron pin; Thence S. 51-50 W. 440 feet to a nail the Neely Ferny Road; thence along the edge of the S. 40 46 E 1874 Set to the point of beginning

Deco Subject to full payment of the purchase prigal and all interest herein, the Seller shall execute and deliver to the Purchasers, or the ssigns, a good and sufficient General Varranty Deed to the above describer de le conveying a dod marke de fee simple title thereto, all rights of way and free of all thens and encurorances subject easements of public resort and advally existing on the ground affecting the above described property and subdivision setback lines, easements and restrictions of public lecord. Legal that shall not vest in Purchasers in and to the aforedescribed real estate until delivery of the deed and performance of all of the course ints herein contained. Seller shall not cause to be created any lien or encumbrance thich might create a cloud on or in any manner affect the marketable the to said property, and in the event any such cloud on the marketable title shall arise during the term of this Bond for Title, Seller shall perform all acts necessary to remove such cloud on the marketable title without cost or expense to the Purchasers. At such time as final payment of the indebtedness hereunder is made, said final payment shall be reduced by an amount sufficient to pay for documentary tax stamps on the deed to the subject property as applicable at such date of payment.

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