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LEY

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 Richard R. Parrish, hereinafter called "Seller" and William E. McKown and Alice Baker McKown, hereinafter called "Buyer."

WITNESSETH:

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

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, Greenville County, Block Book No. 0146.00-04-002.0and being more fully described in Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

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, subject to all rights-of-way and easements of public record and actually existing on the ground affecting the above described property and subdivision set back lines, easements and restrictions of public record. 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 $36,500.00 consisting of the following sums which the Buyer reserves and the right to prepay in whole or in part at any time, to-wit:

(a) Seven Thousand Five Dollars ($7,500.00) upon execution of this document.

(b) Twenty-nine Thousand Dollars ($29,000.00) to be paid in the monthly installments of Two Hundred Seventy-nine and 86/100ths Dollars (279.86) until paid in full, beginning one month after execution of this document and each month thereafter until paid in full.

3. Occupancy. Upon execution of this document and thereafter, as long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer shall have the right to peaceably occupy and possess the above descrited real estate without interruption from the Seller or anyone lawfully claiming through Seller.