from any of his obligations under this contract; it being expressly understood that the Buyer bears all risk of loss, to or damage of, the property.

9. Alterations. The Buyer will not renovate, remodel, or alter any building or improvement now or hereafter situated on the property, or construct any additional building, buildings, or improvements on the property without first giving written notice and submitting plans for such renovating, remodeling, or construction to the Seller and getting the Seller's approval in writing of such plans.

10. Mechanics Liens. The Buyer shall indemnify and hold the Seller and the property of the Seller, including the Seller's interest in the property, free and harmless from liability for any and all mechanics' liens or other expenses or damages resulting from any renovations, alterations, buildings, repairs, or other work placed on the property by the Buyer.

11. Waiver of Breach. A waiver by the Seller of any breach of any of the provisions of this agreement required to be performed by the purchaser shall not bar the rights of the Seller to avail itself of any subsequent breach of any such provisions.

12. Closing Costs. At the time this transaction is closed out and a deed is given to Buyer by Seller, it is agreed that Seller shall pay the costs of the preparation of said deed, together with documentary stamp tax due thereon. Buyer shall pay the costs for recording said deed together with title examination fees and/or title insurance plus other loan closing costs as may be required by Buyer's lender. Seller shall not be required to pay any points or discount.

IN WITNESS WHEREOF, the Buyer and Seller have caused this Bond for Title to be executed in duplicate this 8th day of October, 1981.

In the presence of:

Robert M. Neill Jr.

Ingebert E. Landreth

Robert M. Neill Jr.

David W. Holmes

Charles L. Satterfield
(Charles L. Satterfield)
SELLER

Danny R. Scott
(Danny R. Scott)
BUYER

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named party(ies) sign, seal and as (his) (their) act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8th day of October, 1981.

David W. Holmes (SEAL)
Notary Public for South Carolina
My Commission Expires: 8-25-91

Robert M. Neill Jr.

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