

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

DOONNE S. TANKERSLEY BOND FOR TITLE

COUNTY OF GREENVILLE R.M.C.)

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Rice Corporation, by Max M. Rice, President, hereinafter called "Seller", and Judy Y. Mitchell hereinafter called "Buyer", of Greenville County, South Carolina.

WITNESSETH:

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

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Forest Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 75 on a plat of Section No. 1 of LOOK-UP FOREST, made by Carolina Engineering and Surveying Company, dated April 1st, 1969, recorded in the RMC Office for Greenville County, S.C., in Plat Book TTT, page 79, reference to which is hereby craved for the metes and bounds thereof.

The above described property is a part of the same conveyed to Rice Corporation by deed of Max M. Rice recorded in the RMC Office for Greenville County, S.C., in Deed Book 814, page 279, and will be conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting Look-Up Forest Subdivision.

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 setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed 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 the following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to wit:

An Modification to Bond for Title see Deed BK. 1101 Pg. 284.