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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 Max M. Rice and Judy Y. Mitchell, hereinafter called "Seller", hereinafter called "Buyer", of Greenville County, South Carolina.

W I T N E S S E T H:

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 tract of land containing 10.9 acres, more or less, adjoining Lot 75 of Look-Up Forest Subdivision, being a portion of 32 acres on a plat of a survey for Rice Corporation recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-T, page 23, and having according to a re-subdivision thereof made by Carolina Engineering and Surveying Company, revised March 17th, 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property of Max M. Rice, said iron pin being located N. 18-58 W., 898.6 feet from an iron pin in or near the center of South Carolina Highway No. 129, and running thence N. 18-58 W., 300 feet to an iron pin on Look-Up Forest Subdivision; thence along the line of Look-Up Forest Subdivision N. 68-09 W., 760 feet to an iron pin; thence N. 70-23 W. 587.9 feet to an iron pin in or near a stream; thence with the stream as the line adjoining property of Wingard, the following traverse courses and distances, to-wit: S. 13-41 W., 80.7 feet to a point, S. 23-09 E., 156 feet to a point, S. 10-52 E., 115.6 feet to a point, S. 23-14 E., 186 feet to a point, and S. 2-40 W., 24 feet to a point; thence S. 75-06 E., 994 feet to an iron pin, the point of beginning.

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:

See Modification of Bond for Title see Deed BK 1101 at page 296.