

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that 4-D Builders Corp., hereinafter referred to as "Seller", has agreed to sell unto James W. Smith, hereinafter referred to as "Purchaser", all that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, with all improvements thereon, being shown and designated as Lots Nos. 166 and 167, on a plat of SOUTH FOREST ESTATES, plat of which is of record in the RMC Office for Greenville County in Plat Book GG-181, reference to which is hereby craved for metes and bounds description thereof.

As a part of the consideration for this bond for title, the Purchaser assumes and agrees to pay the balance due on a Note and Mortgage given by Joseph Cecil Reid and Marilyn M. Reid to Carolina National Mortgage Investment Co., Inc., dated May 8, 1970, recorded in Mortgage Book 1154-463, having a present balance of approximately \$16,412.09, and as a further part of the consideration for this instrument, the Purchaser herein assumes and agrees to pay the balance due on that certain Note and Mortgage given by Joseph Cecil Reid and Marilyn M. Reid to CN Mortgages, Inc., dated March 19, 1975, recorded in Mortgage Book 1335-144, and having a present balance of approximately \$4,480.00; that 4-D Builders Corp. covenants and agrees to execute a good and sufficient deed for the property herein described, on the condition that when the Purchaser shall pay in full the balance on the second Mortgage mentioned herein, that being the Mortgage to CN Mortgages, Inc., at which time the Purchaser covenants and agrees to purchase the within described property by accepting a good and sufficient warranty deed from the Seller herein, assuming the then present balance due on the first Mortgage mentioned herein.

The parties hereto acknowledge and agree that all property taxes which shall be due on the property described herein shall be

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