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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
9 33 1978

BOND FOR TITLE

This contract made and entered into this 1st day of December, 1978, by and between Cothran & Darby Builders, Inc., hereinafter referred to as the Seller, and John J. Warner and Deborah C. Warner, hereinafter referred to as the Purchasers:

WITNESSETH:

For and in consideration of the mutual covenants herein expressed and the further consideration of One Dollar (\$1.00) by the Purchasers to the Seller paid, receipt whereof is hereby acknowledged, the Seller agrees to sell and Purchasers agree to purchase that certain lot of land described as follows:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Northwesterly side of Briar Creek, near the City of Greenville, S. C. and being known and designated as Lot No. 74 on plat entitled "Map No. 5, Sugar Creek" as recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 6H, page 2.

In consideration for the above described property the Purchasers agree to pay to the Seller therefor the sum of \$75,950.00, \$15,450.00 paid herewith, receipt whereof is hereby acknowledged, and the balance as follows:

1. Balance due of \$60,500.00 on or before August 1, 1979.

The purchasers further agree to pay interest on \$60,500.00 at a rate of 9 3/4 per annum, on a monthly basis (\$491.56), due and payable on first day of each month such interest to accrue from December 1, 1978, to August 1, 1978, or until such time as the seller receives the balance due of \$60,500.00.

It is understood and agreed that the purchasers will pay all taxes accruing upon said property from and after the date of this instrument.

The purchasers further agree to keep the improvements on the property insured in such amount as may be required from time to time by the seller, and do further agree to maintain the premises in a state of good repair.

In the event the purchasers fail to make any payment on or before the time stated in the paragraph above or shall fail to comply with the other covenants of this contract, this instrument shall thereupon terminate at the

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