

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOND FOR TITLE

1980
S.C.
WASLEY

KNOW ALL MEN BY THESE PRESENTS: That we, Carl Wyche Bowers and Marie M. Bowers, have agreed to sell to Hubert G. Farr, his heirs or assigns, a certain lot or tract of land in the County of Greenville, State of South Carolina, being more fully identified as follows:

ALL that piece, parcel or lot of land in Bates Township, Greenville County, South Carolina, being shown on a plat of property of Wilder M. Blicht, Sr., surveyed by W. R. Williams, Jr., dated September 27, 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Tubbs Mountain Road and running thence S. 61-45 W. 24 feet to an old iron pin; thence S. 61-45 W. 225 feet to an iron pin; thence S. 27-32 E. 400.4 feet to an old iron pin; thence S. 61-45 W. 209.1 feet to an old iron pin; thence N. 85-40 W. 511.5 feet to an old iron pin; thence N. 4-10 E. 517.5 feet to a spike; thence N. 36-50 E. 166.5 feet to a point; thence N. 49-32 E. 100 feet to a point; thence N. 67-34 E. 100 feet to a point; thence S. 86-12 E. 100 feet to a point; thence S. 72-31 E. 260.2 feet to a point; thence S. 29-18 E. 153.5 feet to the point of beginning.

The above-described property is a portion of those lands conveyed to Carl Wyche Bowers and Marie M. Bowers by Paul Hunt by deed dated July 9, 1966, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 802 at page 30.

Seller agrees to execute and deliver a good and sufficient warranty deed therefor on the condition that Purchaser shall pay the sum of Nine Thousand Five Hundred and No/100 (\$9,500.00) Dollars in the following manner:

Said Nine Thousand Five Hundred and No/100 (\$9,500.00) Dollars to be paid according to the payments set forth in the amortization schedule attached hereto and made a part hereof by reference, said Nine Thousand Five Hundred and No/100 (\$9,500.00) Dollars being the balance due as of the October 1, 1980, payment on said amortization schedule,

until the full purchase price is paid, with interest on same from date to be computed and paid as provided in the aforementioned amortization schedule, and if unpaid to bear interest until paid at the same rate as principal; and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition attorney's fees of a reasonable amount, as is shown by Purchaser's note of even date herewith. The Purchaser agrees to pay all taxes and insurance while this contract is in force. Purchaser shall have the right to pay amounts greater than those in the amortization schedule upon mutual consent of the parties but shall give Seller reasonable notice of intention to do so.

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It is understood and agreed that the small barn located on said property shall pass with said property. It is also understood and agreed that Purchaser will erect a suitable fence on the property line adjoining Seller's property before Purchaser puts any farm animals upon the above-described property. It is further understood and agreed that the Seller's family may enjoy fishing privileges upon said above-described property during the term of the Bond for Title.

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