

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS) BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS: William S. Suttle and Barbara A. Suttle, Seller, have agreed to sell to James E. Timmerman and Gloria Timmerman. Buyer, a certain lot or tract of land in the County of Pickens, State of South Carolina, known as 408 Antioch Road, and being further identified as Lot #25 of George Towne Subdivision Section I, as shown on plat recorded in the office of the Clerk of Court for Pickens County, South Carolina, in Plat Book 19 at Pages 178 and 179, and execute and deliver a good and sufficient warranty deed therefor on condition that Buyer shall pay the sum of Sixty Thousand and no/100 (\$60,000.00) Dollars in the following manner: Twenty Thousand and no/100 (\$20,000.00) Dollars at closing this date and remaining Forty Thousand and no/100 (\$40,000.00) Dollars within 120 days from date of closing (3-15-84.)

It is agreed that time is of the essence of this contract, and if the Forty Thousand and no/100 (\$40,000.00) Dollars payment is not made when due, Seller shall be discharged in law and equity from all liability to make said deed, and shall retain the Twenty Thousand and no/100 (\$20,000.00) Dollars payment by way of liquidated damages. *J. E. D. J.*
~~Buyer shall be responsible for taxes and insurance on property from date of closing.~~ It is agreed by Seller that a real estate commission in the amount of \$3,600.00 (6%) is due Century 21, Bentley Case Bryan when the \$40,000.00 payment is made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of March, 1984.

IN THE PRESENCE OF:

Nicholas P. Mitchell

Rebecca C. Eden

Nicholas P. Mitchell

Rebecca C. Eden

James E. Timmerman (SEAL)
James E. Timmerman

Gloria Timmerman (SEAL)
Gloria Timmerman

William S. Suttle (SEAL)
William S. Suttle

Barbara A. Suttle (SEAL)
Barbara A. Suttle

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STATE OF SOUTH CAROLINA
CLERK OF COURT
COUNTY OF PICKENS
RECORDED
MARCH 16 1984