FILED GREENVELUE CO. S. C.

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STATE OF SOUTH CAROLINGONNIE S. TANKERSLEY BOND FOR TITLE R.M.C. COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Paul L. Wiget, hereinafter called "Seller" and John Steve Warren, hereinafter called "Purchaser".

WITNESSETH:

For and in consideration of the sales price and mutual promises and covenants herein contained, the Seller does agree to sell and the Purchaser does hereby agree to buy, all that certain tract of land described as follows:

> ALL thosepieces, parcels or lots of land, together with all buildings and improvements, situate, lying and being on the eastern side of North Main Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as the northern portion of Lot No. 11 and all of Lot 12 of Block H, on a plat of NORTHGATE PROPERTY OF UTOPIAN DEVELOPING CO., made by C. M. Furman, Jr., Surveyor, revised by R. É. Dalton, in May, 1939, recorded in the RMC Office for Greenville County, S.C. in Plat Book M, Page 13, and having according to said plat and a more recent plat of the Property of William M. Grant, Jr., made by Freeland & Associates, Engineers, dated July 27, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Main Street at the joint front corners of Lots Nos. 12 and 13, Block H, said iron pin being located 300 feet south from the intersection of the right of way of North Main Street with East Avondale Drive, and running thence along the line of Lot 13, S. 74-35 E. 200 feet to an iron; thence along the rear lines of Lots Nos. 30, 31 and 32, of Block H, S. 15-20 W., 125 feet to an iron pin in the line of Lot No. 11; thence through Lot No. 11 and with the line of property owned by Sherman, N. 74-40 W., 200 feet to an iron pin on North Main Street; thence along the eastern side of North Main Street, N. 15-20 E. 125.3 feet to an iron pin, the point of beginning.

Subject to the terms and conditions as herein set forth, Seller shall deliver unto Purchaser, and the Purchaser his heirs and assigns, shall have the right to record in the public records of Greenville County, South Carolina a general Warranty Deed to the above described real estate, conveying a good, marketable fee simple title thereto, free of all liens,

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