HAGINS, WARD & JOHNSON,
HORTON, DRAWDY, MENONEXEXEXENSIONEXECTION & P. A., 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA

GREEN TOO. S. C.

2001 151 July 1789

COUNTY OF GREENVILLE

Aug 19 ,4 39 PH '81

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and between _____

H D C Company, A Partnership

_ . hereinafter called "Seller".

and Pierre Audrain and Simone Audrain hereinafter called "Buyer", of Greenville County, South Carolina.

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Seller does hereby agree to sell unto the Buyer, and the Buyer does hereby agree to buy, the following described real estate, to wit:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Piedmont Golf Course Road, being shown and designated as Lot No. 13 on plat of Willow Pond Subdivision, dated February 11, 1974, prepared by Heaner Engineering Company, Inc., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-D, at Page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Piedmont Golf Course Road at the joint front corner of Lots Nos. 13 and 14, and running thence with the line of Lot No. 14, S. 16-09-00 E. 186.36 feet to an iron pin in the line of Lot No. 10; thence with the line of Lots Nos. 10 and 11, N. 85-42-39 E. 226.62 feet to an iron pin at the joint rear corner of Lots Nos. 11, 13, and 12; thence with the line of Lot No. 12, N. 04-17-21 W. 163.10 feet to an iron pin on the southern side of Piedmont Golf Course Road; thence with the southern side of Piedmont Golf Course Road, the chord of which is N. 81-13-48 E. 154 feet to an iron pin; thence N. 73-51-00 E. 35.14 feet to an iron pin, the beginning corner.



1. Deed. Subject to full payment of the purchase price and all interest herein, the Seller shall execute and deliver to the Buyer, or his assigns, a good and sufficient Warranty Deed to the above described realestate, conveying a good marketable fee simple title thereto, free of all liens and encumbrances, subject to all rights of way and easements of public record and actually existing on the ground affecting the above described property and subdivision setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforedescribed real estate until delivery of the deed and performance of all of the covenants herein contained.

2. Purchase Price. As the total purchase and sales price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to wit: Four Thousand and No/100 (\$4,000.00) Dollars cash at closing and the balance of Five Thousand and No/100 (\$5,000.00) Dollars payable in equal semi-annual installments of One Thousand Two Hundred Fifty and No/100 (\$1,250.00) Dollars each, with interest on the unpaid principal balance at the rate of ten (10%) per cent per annum, commencing February 11, 1982, and payable thereafter on September 11, 1982, and on February 11, 1983, all principal and accrued interest due and payable on September 11, 1983. Purchaser and Seller agree that any federal and state tax benefits derived from the ownership of the real estate described hereinabove shall inure to the Purchaser. The warranty deed shall be held in escrow by Horton, Drawdy, Hagins, Ward & Johnson', P. A., until the within contract is complied with by Purchaser.

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