

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

WITNESSETH

BOND FOR TITLE

THIS BOND FOR TITLE entered into this 4th day of January, 1981, by and between T. Walter Brashier, hereinafter called "Seller", and Faye C. Galloway, hereinafter called "Buyer".

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, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, on the southeastern side of U. S. Highway No. 29 (Wade Hampton Boulevard), near Greenville, South Carolina, and being known and designated as Lot No. 9 on a plat of Property of James M. Edwards, dated March, 1954, prepared by Dalton & Neves, recorded in the RMC Office for Greenville County in Plat Book EE at Page 60 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

Subject to the following terms and conditions:

(1) DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated herein, the Seller shall execute and deliver to the Buyer, or her assigns, a good and sufficient Warranty Deed to the above described real estate, conveying a good marketable fee simple title thereto, subject to the present first mortgage as set out hereinbelow, subject to all applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances, by December 31, 1981.

(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:

The Buyer hereby agrees to pay the Seller the sum of Sixty-Five Thousand and No/100 (\$ 65,000.00) Dollars due and payable as follows: \$ 25,000.00 down and assumption of present first mortgage to Wyman H. McCrary, Jr. and Roger K. McCrary, as Co-Executors of the Estate of Wyman H. McCrary, deceased, dated September 16, 1980, recorded in the RMC Office for Greenville County in Mortgage Book 1516 at Page 170 on September 16, 1980 in the original amount of \$40,000.00.

(3) OCCUPANCY. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, Buyer shall have the right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller. The Buyer is accepting the subject property in its present "as is" condition, and Seller shall have no further responsibility for maintenance and repairs.

(4) TAXES AND INSURANCE. The Buyer covenants that she will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that she will keep said improvements now or hereafter erected upon said premises insured against loss or other perils in a reputable company or companies, authorized to do business in the State of South Carolina in a sum not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies. Buyer will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Buyer fails to pay for such taxes and insurance when due, the Seller shall have the right to pay for the same and add the costs thereof to the balance due on the purchase price which shall bear interest at the rate hereinabove provided. The Seller shall be named on said insurance policy or policies as the Seller's interest may appear.

400 8 15221801

0.28

4328 RV-2