

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

BOND FOR TITLE

THIS BOND FOR TITLE made and entered into by and between WILLIAM R. TABER, JR., hereinafter known as "Seller", of Greenville, South Carolina, and O. W. GREEN, hereinafter known as "Buyer", of Greenville, South Carolina.

WITNESSETH:

For and in consideration of the mutual covenants and obligations contained herein, the Seller does hereby agree to sell unto the Buyer, and the Buyer does hereby agree to buy, upon the terms and conditions hereinafter set forth, the following described real estate, to-wit:

All that piece, parcel or lot of land, together with a dwelling house and other improvements situate thereon, located on the westerly side of Byrd Boulevard, in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 138, on a Plat of the Second Revision of Traxler Park, made by R. E. Dalton, Engineer, dated March, 1923, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "F", at pages 114 and 115, and having according to said plat a frontage on Byrd Boulevard of 70 feet, a depth of 347.1 feet on the northern boundary thereof, a depth of 324.2 feet on the southern boundary thereof, and being 73.64 feet wide on the back line thereof, this property being the same conveyed to William R. Taber, Jr., by deed of Edward L. Groff, dated October 25, 1957, and recorded in the R. M. C. Office for said county and state in Deed Book 586, at page 322.

1) Deed. Subject to payment of the purchase price in the amount and within the time and manner, together with interest, hereinbelow set forth, and further subject to the performance on the part of the Buyer of all of the covenants, agreements and obligations contained in this Bond for Title, the Seller covenants and agrees to execute and deliver unto the Buyer a good and sufficient warranty deed to the aforescribed property, conveying unto the said Buyer, a good, marketable fee simple title thereto, free of all liens and encumbrances, excepting the usual utility rights-of-way and building restrictions of public record, such defects in boundary lines as might be revealed by a recent survey of the premises, and to such mortgage indebtedness as the Buyer may assume as hereinafter provided. Both the Seller and the Buyer covenant and agree that no right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforementioned property until delivery of the aforementioned deed and performance of the covenants and obligations herein contained.

2) Purchase Price. As the total purchase price for the above property, the Buyer hereby covenants and agrees to pay unto the Seller the sum of \$12,200.00, which shall be due and payable as follows:

MORRAH & DILLARD  
ATTORNEYS AT LAW  
114 STOKES BUILDING  
GREENVILLE, S. C.

(Continued on Next Page)

See Deed Book 677 Page 22  
for Assignment to William H. Lerner & Co.