

DONNIE S. TANKERSLEY
STATE OF SOUTH CAROLINA R.M.C.)

BOND FOR TITLE

COUNTY OF - GREENVILLE-)

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Max M. Rice, hereinafter called "Seller", and Freddy H. Garton and Eleanor L. Garton hereinafter called "Buyer", of Greenville County, South Carolina.

W I T N E S S E T H:

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 piece, parcel or tract of land containing 16-1/2 acres more or less, situate, lying and being on the northern side of South Carolina Highway No. 129 in upper Greenville County, South Carolina being a portion of 32 acres, more or less on a survey for Rice Corporation made by Carolina Engineering & Surveying Company dated December 3, 1968 revised July 21, 1969 recorded in the RMC Office for Greenville County, S. C. in Plat Book 4T, page 23 and having such metes and bounds as will appear by reference to a more recent survey entitled, "Property of Fred C. Garton" made by Carolina Engineering & Surveying Company dated March 17, 1973, incorporated herein by reference and made a part hereof as though fully set forth herein.

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 real estate, 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 aforescribed real estate until delivery of the deed and performance of all of the covenants herein contained. Upon delivery of deed, Seller will pay for cost of deed and documentary stamps; Buyer will pay for recording.
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: