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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603  
R.M.C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Ernest D. Teems, hereinafter called "Seller", and Terry D. Elledge and Pam T. Elledge 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 lot of land, together with buildings and improvements, situate, lying and being at the Northwestern corner of Wilton Street with Randall Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 22 on a Plat of Section A of STONE LAND COMPANY, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book A, Pages 337 and 345, and having according to a more recent survey thereof made by R. K. Campbell in 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Wilton Street with Randall Street and running thence along the Northern side of Randall Street, N 83-36 W 108.75 feet to an iron pin; thence N 2-10 E 69.5 feet to an iron pin; thence S 81-19 E 108.79 feet to an iron pin on the Western side of Wilton Street; thence with the Western side of Wilton Street, S 2-04 W 65 feet to an iron pin, the point and place of beginning.

The above described property is the same conveyed to Ernest D. Teems by deed of Alberta Gilbert recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 951, at Page 155, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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.

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: Fifteen Thousand (\$15,000.00) Dollars payable as follows:

1.

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