

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF GREENVILLE

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) to me in hand paid at and before the execution of these presents (receipt whereof is acknowledged) by GEORGE E. BIEDIGER, I, JAMES B. TANKERSLEY, do herewith expressly covenant and agree as follows:

1. I herewith expressly agree to sell and set over unto the said GEORGE E. BIEDIGER, subject to the conditions and limitations hereinafter set forth, the following real estate:

All that certain piece, parcel or lot of land, situate and lying and being on the northeast side of Crestline Road, near the City of Greenville, in Paris Mountain Township, State and County aforesaid, being shown as all of lot Eighteen (18), of Block A of plat entitled "Hillandale Heights" prepared by T. M. Welborn, Surveyor, October 7, 1950 as the same has been revised by J. C. Hill, Registered L. S., which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book Y, at page 113, reference to which plat is expressly craved for a more detailed description.

2. Said conveyance shall be by warranty deed, in due form of law, with dower therein duly renounced and with the proper documentary stamps thereto affixed, and shall convey to the said GEORGE E. BIEDIGER, his heirs and assigns forever the above described property free and clear of all liens and encumbrances except as follows:

- (a) Property Restrictions relating to said subdivision set forth in Deed Book 434 at Page 263, said RMC Office;
- (b) The lien of current real estate taxes, which shall be pro rated as of the date of this transaction.
- (c) Such rights-of-way or easements as may relate to property as reflected by the records of Greenville County.

3. The said GEORGE E. BIEDIGER agrees to pay, and I agree to accept, the total sum of THIRTY-TWO THOUSAND FIVE HUNDRED (\$32,500.00) DOLLARS to be paid as follows: The sum of ^{ES} FOUR THOUSAND ^{RB} (\$4,000) cash monies upon the execution of this instrument and the balance of Twenty-eight Thousand Five Hundred ^{RB} (\$28,500.00) Dollars to be payable in equal monthly installments ^{RB} (commencing May 3, 1975) ^{RB} of Two Hundred Four Dollars and Eighteen Cents (\$204.18) each, with the last ^{RB} payment due thirty years from date; with payments applied first to interest at the rate of 7-3/4% per annum, and the balance of said monthly payment as principal.

P. BRADLEY MORRAH, JR.
ATTORNEY AT LAW
114 STOKES BUILDING
GREENVILLE, S. C.

PAGE NO. _____

George E. Biediger
James B. Tankersley