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

KNOW ALL MEN BY THESE PRESENTS: That Mountain Lake Colonies, Inc., incorporated under the laws of South Carolina, has for value received, agreed to sell to Robert Wilson, III and Mildred S. Wilson, a certain lot of land in the County of Greenville, South Carolina, which is shown as Lot No. 26 on a map of the property of Mountain Lake Colonies drawn by W.D. Neves, C.E., said map being recorded in the R.M.C. office for Greenville County in Plat Book "D" Pages 236 and 237, said Plat representing a subdivision of Tract Number One, as described in a deed from the Southeastern Life Insurance Company to Mountain Lake Colonies, which deed is dated December 22nd, 1924, and recorded in the office of R.M.C. for Greenville County, January 2nd, 1925, in Book 100, page 372; and Mountain Lake Colonies further agree to execute and deliver a good and sufficient warranty deed conveying said lot in fee simple;

PROVIDED HOWEVER, That the said Mountain Lake Colonies shall not be obligated to the above named holders of this bond to execute and deliver a deed for said lot until all dues and assessments charged against the holders of said lot under the by-laws or regulations of the said Mountain Lake Colonies have been fully paid.

PROVIDED FURTHER, That the obligees herein, in accepting this bond for title, hereby contract and covenant that they, their successors, assigns, or tenants, will at all times abide by the sanitary or other regulations now in force, or which may hereafter be adopted by the stockholders or Board of Directors of Mountain Lake Colonies, and that obedience to such regulations is expressly made a condition precedent to the execution of the deed of conveyance, and that violation of such regulations shall operate as a condition subsequent, making void the obligations of Mountain Lake Colonies to execute and deliver a deed under this bond, and in addition thereto, shall make the obligees liable for any damages caused by such disobedience.

PROVIDED FURTHER, That the deed of conveyance mentioned in this bond shall contain a covenant running with the land, which shall bind the land conveyed, the grantees herein, their successors assigns, tenants or lessees, to the due observance of such regulations as have been adopted or may hereafter by adopted by the stockholders or Board of Directors of Mountain Lake Colonies regarding sanitation and management of this community, and that any violation of such regulations shall make the owners, the land and the tenant liable and chargeable for any damages caused thereby, and such charge of damages shall constitute a first lien against the land so conveyed in favor of the grantor. If necessary in their opinion, the Board of Directors of Mountain Lake Colonies by their agents or officers, may after reasonable notice, take such steps as they think necessary to make the premises conform to such sanitary or other regulations, and charge the same against the owner, the tenant and the land, and such expenses so incurred shall in all cases constitute a first lien upon the land.

IN WITNESS WHEREOF, Mountain Lake Colonies, Inc., has caused this bond to be executed by its President, and attested by its Secretary, and has hereunto affixed its Official Seal, this 11th day of July, 1977.

WITNESSES:

MOUNTAIN LAKE COLONIES, INC. (L.S.)

BY: Sidney M. Wilson
SIDNEY M. WILSON - PRESIDENT

ATTEST:

GEORGIE CAMPBELL - SECRETARY

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