

Ashmore & Hunter, 110 Laurens Road, Greenville, S. C. 29607

Vol 1073

STATE OF SOUTH CAROLINA )

BOND FOR TITLE

COUNTY OF GREENVILLE )

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Home Improvement & Supply Company, Inc., hereinafter called "Seller", and Victory R. Trusty, 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 certain piece, parcel, or lot of land, situate in the State of South Carolina, County of Greenville, in Paris Mountain Township, lying and being on the southeast side of Putman Road and being known and designated as Lot No. 1 shown on a plat by Arbor Engineering, dated December 12, 1977, and recorded in Plat Book 65 at Page 49 and, in addition, formerly the property of John K. Keller, shown on a plat there of by W. J. Riddle, Surveyor, dated April, 1948, and recorded in Plat Book U at Page 97, said plat being a re-subdivision of the greater part of Lot Nos. 23 and 24 of Farr Estates as shown by plat there of recorded by Dalton & Neves, Engineers, dated July, 1941, and recorded in the R.M.C. Office in Plat Book M at Page 19, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Putman Road, joint front corner of Lot No. 1 of the re-subdivision above referred to and Lot No. 25 and running thence S. 30-30 W. 270.20 feet to an iron pin in the line of Lot No. 25, rear corner of Lot Nos. 1 and 2; thence N. 82-22 W. 262.5 feet to an iron pin on the eastern side of Putman Road, joint front corner of Lots 1 and 2; thence along Putman Road, N. 00-38 W. 79 feet to an iron pin; thence along Putman Road, N. 32-10 W. 79 feet to an iron pin; thence still along Putman Road, N. 57-00 W. 95.50 feet to the beginning corner.

The Grantee assumes and agrees to pay Greenville County property taxes for the year 1977 and all subsequent years.

The above-referenced property is conveyed subject to all easements, restrictions, protective covenants, setback lines and zoning regulations of record.

The above-referenced property is the same property conveyed to the Grantor herein by that certain Deed recorded in the R.M.C. Office for Greenville County in Deed Book 733 at Page 170 of Harmon W. Holmes, said Deed being dated October 4, 1963.

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.

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