

It is understood and agreed that the Purchaser will pay all taxes accruing on the property from and after the date of the execution of this instrument. In the event the Purchaser fails to make any payment as set forth on its due date as stated above, this Bond for Title shall thereupon terminate at the option of the Seller and all payments made by the Purchaser prior thereto shall be forfeited to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this Bond for Title. In the event of any such breach by the Purchaser, the Seller may re-enter the premises and any interest of the Purchaser shall henceforth be forever barred. In the event the Purchaser should fail to pay property taxes as required, the Seller shall have the same rights as provided above regarding the breach and may, at his option, declare this Bond for Title terminated with all payments being forfeited as provided above.

This Bond for Title shall be binding upon all the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF:

Beverly C. Guest  
James W. Foy

H. Dean Bruce, Sr. (SEAL)  
H. Dean Bruce, Sr. SELLER

Charles M. Hunt (SEAL)  
Charles Hunt

Josina M. Hunt (SEAL)  
Josina M. Hunt PURCHASER

\* \* \* \* \*

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as their act and deed, deliver the within Bond for Title, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

Beverly C. Guest

SWORN to before me this  
25<sup>th</sup> day of June, 1978.

James W. Foy (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 5-27-83

0.68

4328 RV-2