

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 WILLIAM CEPHUS and SHARON K. TURNER hereinafter called "Seller", and ALVIN BAKER and THERESA BAKER hereinafter called "Buyer" of Greenville County, South Carolina.

WITNESSETH:

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 tract of land located, lying and being in the County of Greenville, State of South Carolina, containing 31.16 acres, more or less, as shown on plat entitled "W. C. Turner Estate", prepared by Lindsey & Associates, dated May 10, 1978, recorded in the Greenville County R.M.C. Office in Plat Book 60 at Page 97 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the right of way of Jug Factory Road, at the joint front corner of the tract herein described and a tract containing 13.91 acres and running thence N. 62-40 E., 511.12 feet to a point in or near a 30-foot wide access road as shown on said plat; thence, with said access road N. 49-37 E., 490.08 feet to a point; thence, N. 65-40 E., 357.20 feet to a new iron pin; thence, turning and leaving said access road and running N. 9-42 E., 1,308.05 feet to a new iron pin in the line of property now or formerly of Mary K. Tippen; thence, N. 81-07 W., 482.67 feet to an old iron pin in the line of property now or formerly of Jimmy and Elliott T. Wooten; thence, S. 62-58 W., 754.89 feet to an old iron pin in the line of property now or formerly of Island Investment Corp.; thence, S. 33-54 E., 194.57 feet to a new iron pin; thence, S. 57-29 E., 278 feet to an old iron pin; thence, S. 74-00 E., 199.73 feet to an old iron pin; thence, S. 48-20 E., 133.06 feet to a stone; thence, S. 37-24 E., 100 feet to an old iron pin; thence, S. 35-07 W., 284.83 feet to an old iron pin; thence, S. 14-05 E., 131.32 feet to an old iron pin; thence, S. 66-12 W., 127.86 feet to a stone; thence, S. 79-09 W., 299.93 feet to an old iron pin; thence, S. 88-27 W., 199.78 feet to an old pin; thence, S. 47-38 W., 779.19 feet to an old iron pin in the rights of way of Jug Factory Road; thence, with Jug Factory Road the following metes and bounds: S. 67-58 E., 55.56 feet to a point; S. 77-42 E., 151.64 feet; S. 68-35 E., 92.93 feet and S. 48-36 E., 151.63 feet to a railroad spike, the point and place of beginning, reserving, however, unto the Sellers, their (cont.)

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:

The sum of \$21,033.00 payable over twenty-six (26) years, together with interest at the rate of 8% per annum, in equal monthly payments of \$160.40, the first such payment being due and payable July 1, 1978, and a like and equal amount due on the first day of each month thereafter until the entire unpaid balance is paid in full.

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