

and clear of all liens and encumbrances with the exception of recorded restrictions and rights of way affecting said property.

3. The Seller shall be responsible for paying all property taxes through the year 1978, but the 1979 property taxes shall be pro-rated as of the date of this Bond for Title; but the exact amount of the pro-ration shall not be determined until the end of 1979 when the property tax notice becomes available. The Purchaser also agrees to pay for all fire insurance premiums due for this property, and Purchaser further agrees to name the Seller on said policy as the Seller's interest may appear.

4. The Seller and Purchaser agree that construction has been completed on the subject house and that all warranties applying to new houses in general shall apply to the subject property. As soon as weather permits, the Seller shall complete all yard work, as previously agreed upon by the parties hereto.

5. If Purchaser becomes in default in the payments due under this Bond for Title, or if the Purchaser should become in default in any other terms under this agreement, the Seller shall have the right to declare this Bond for Title null and void and apply all payments made prior to the default as rent and liquidated damages for breach of contract.

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

Witnesses:

HAMLETT BUILDERS, INC.

By:

Melby G. Pearson  
SELLER

John G. Chesco  
Donald R. McAlister

Gordon E. Mann  
Gordon E. Mann, Purchaser

STATE OF SOUTH CAROLINA X  
COUNTY OF GREENVILLE X

P R O B A T E

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named HAMLETT BUILDERS, INC. by its duly authorized officer and GORDON E. MANN 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.

SWORN to before me this 24th day of January, 1979.

John G. Chesco (SEAL)  
Notary Public for South Carolina  
My commission expires 8-4-79

Donald R. McAlister

RECORDED JAN 25 1979

- 2 - at 11:15 AM.

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