GREENVILLE CO. S.C.

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DONNIE S. TANKERSLEY

R.M.C.

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that STELLA ROSSANO, VINCENT E. SPANO AND MARGARET SPANO, hereinafter referred to as BUYERS of the County of Greenville, State of South Carolina, are held and firmly bound unto SUNNY SUTTON AND CAROL R. SUTTON, hereinafter referred to as OWNERS, in the sum of Twenty Eight Thousand Six Hundred Thirty Six and No/100 (\$28,636.00) Dollars, plus interest at nine (9%) per cent per annum, to be paid to the said Owners in equal monthly installments of Two Hundred Fifty Three and 88/100 (\$253.88) Dollars per month for two hundred fifty two (252) successive months, payable on the first day of each such month, beginning December 1, 1979, and continuing through November 1, 2000, said payments to be paid directly to Fidelity Federal Savings and Loan Association; in addition thereto the Buyers shall pay all taxes, insurance premiums and assessments; and for the payment of said amount and each installment thereof, well and truly to be made, we hereby bind ourselves, our heirs, executors, administrators, successors and assigns by these presents.

The conditions of the above obligation are as follows:

1. If the above bound Buyers on or before the first day of November, 2000, or at such earlier time as may hereinafter be provided for, shall have paid in full the aforesaid balance of Twenty Eight Thousand Six Hundred Thirty Six (\$28,636.00) Dollars plus any interest payments due on late installment payments, as hereinafter provided, and shall otherwise be in compliance with the terms hereof, then the Owners, their heirs, executors, administrators, successors and assigns shall execute, acknowledge, and deliver, or cause to be executed, acknowledged and delivered, a deed or deeds of conveyance, such as will be sufficient to convey to Buyers a good and marketable fee simple title to the real property located in Greenville County, South Carolina, described on Exhibit A attached hereto and made a part hereof, clear of all mortgage liens and all encumbrances, except encumbrances of record

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