

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOND FOR TITLE

This contract made and entered into by and between SLEY David W. Garner, Sr. and Pat E. Garner

hereinafter referred to as the Seller(s) and Arnold E. Mullinax

hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, known as Lot 605 in a subdivision known as Westwood, Section VI, plat of which is recorded in the Greenville County RMC Office in Plat Book 4X at Page 100, reference to which is hereby made for a more particular description thereof.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Thirty-Three Thousand Five Hundred Sixty-Nine Dollars for said property as follows: the sum of \$3,000.00 and assumption of a loan to First Federal Savings and Loan Association with a present balance of \$30,569.76, which mortgage has monthly payments in the amount of \$308.85, with next payment due June 1, 1980.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller copy of insurance policy. In the event any due installment is in arrears and unpaid for a period of 45 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon. Any title defects or encumbrances to be cleared at expense of Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 23rd day of May, 1980.

In the presence of:

Signatures of David W. Garner, Sr. (Seller), Pat E. Garner (Seller), Pat E. Garner (Seller's Wife), Arnold E. Mullinax (Purchaser), and Claudia B. Quinn (Purchaser) with seals.

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PROBATE

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

SWORN to before me this 23rd day of May, 1980.

Signature of Notary Public for South Carolina, My Commission expires: 1-24-87

RECORDED MAY 27 1980 at 11:11 A.M.

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