

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
OCT 13 4 51 PM '80
S. C.
MARRIERSLEY
R.M.C.

BOND FOR TITLE

1135 PAGE 407

This contract made and entered into by and between
Bonaventure Partnership-----hereinafter referred
to as the Seller (s) and Terrell Leeke and Roseanne H. Leeke-----
hereinafter referred to as the Purchaser (s).

W I T N E S S E T H

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 or land situate, lying
and being in the County of Greenville, State of South Carolina,
25.0 acres as shown on plat of property of Dr. Terrell H. Leeke as
prepared by W. R. Williams, Jr., RLS, dated September 17, 1980 said
property being located on Standing Springs Road according to said plat
and being recorded in the RMC Office for Greenville County in Plat Book
8-F at page 39.

In consideration for said premises, the Purchaser agrees
to pay the Seller a total of Fifty Thousand and no/100-- (\$50,000.00)--
Dollars for said property as follows: \$15,000.00 down on this date and balance
of \$35,000.00 to be financed as follows: interest only at 10% per annum,
paid monthly for the first 12 months beginning 30 days from date and contin-
uing on the same day of each month thereafter; thence beginning with the
thirteenth 13th month payments of \$743.65 per month until paid in full, with
no prepayment penalty

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 with a copy of insurance policy.

In the event any due installment is in arrears and unpaid
for 30 days this contract shall, at the option of the Seller, there-
upon 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 set forth above,
the Seller does hereby agree to execute and deliver to the Purchaser
a good, fee simple, general warranty deed to said property with power
renounced thereon. Any title defects or encumbrances to be cleared at
the expense of the 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. This contract is binding upon the undersigned
and their respective heirs, executors, administrators and assigns.

In witness whereof, we have hereunto set our hands and
seals this 7 day of October, 1980.

IN THE PRESENCE OF:
Levin D. Palmer
Ronald G. Durlan
Dennis Thane

BONAVENTURE PARTNERSHIP
BY: Walter Brashier (SEAL)
T. WALTER BRASHIER (SEAL)
Terrell Leeke (SEAL)
Roseanne H. Leeke (SEAL)
ROSEANNE H. LEEKE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

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

SWORN to before me this 7
day of October, 1980.
Levin D. Palmer (SEAL)
Notary Public for South Carolina
My Commission Expires: 10/7/85

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