

BOOK 1138 PAGE 675

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Charles T. Campbell and Ann C. Campbell of Union, South Carolina, hereinafter called "Sellers", and Michael J. McAlister and Terrie C. McAlister, hereinafter called "Purchasers".

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Sellers do agree to sell and the Purchasers do hereby agree to buy, all that certain tract of land described as follows:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville shown as Lot 13 on plat of Spring Valley recorded in Plat Book XX at Page 157 and having such courses and distances as will appear by reference to said plat.

1. Deed. Subject to full payment of the purchase price and all interest herein, the Sellers shall execute and deliver to the Purchasers, or their heirs and 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 set back lines, easements and restrictions of public record.

2. Purchase Price. As The total purchase price for the above described property, the Purchasers hereby covenant and agree to pay unto the Sellers the following total sum or sums which the Purchasers reserve the right to prepay in whole or in part at any time, to-wit:

(a) Four Thousand Dollars (\$4,000.00) upon execution of this document, the receipt of which is hereby acknowledged by Sellers.

(b) In addition, Purchasers shall pay Sellers the sum of Thirty-Three Thousand Dollars (\$33,000.00), due and payable in full 36 months and one day from date, or when conventional funds

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