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Hagins, Ward & Johnson
HORTON, DRAWDY, ~~XXXXXXXXXXXXXXXXXXXX~~ P. A., 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)
PH '80
BUTLER

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____
Irvin David and Verlie M. David, hereinafter called "Seller",
and William J. Butler and Margie Butler
hereinafter called "Buyer", of Greenville County, South Carolina.

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Seller does hereby agree to sell unto the Buyer, and the Buyer does hereby agree to buy, the following described real estate, to wit:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 13 of Bridgeview Horizontal Property Regime as is more fully described in Master Deed dated June 30, 1972, and recorded in the RMC Office for Greenville County in Deed Book 948, at Pages 23 through 70 inclusive, as amended by Amendment to Master Deed Establishing Bridgeview I Horizontal Property Regime dated February 15, 1973, and recorded in the RMC Office for Greenville County in Deed Volume 967, at Pages 645 through 652 inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 4 S at Pages 92 and 93.

1. Deed. Subject to full payment of the purchase price and all interest herein, the Seller shall execute and deliver to the Buyer, or his 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 setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed real estate until delivery of the deed and performance of all of the covenants herein contained.

2. Purchase Price. As the total purchase and sales price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to wit: \$39,900.00 due and payable as follows:
\$19,672.01 cash at closing to be paid by certified or cashier's check; the balance of \$20,227.99 together with such interest as may be due and payable on the mortgage indebtedness covering the premises more particularly described hereinabove, together with taxes, insurance, and assessments to be paid to the Sellers in monthly installments of \$249.14 per month, to be due and payable on the 20th day of each month beginning December 20, 1980, and continuing on a like day of each succeeding month until paid in full; all principal and accrued interest due and payable on or before December 1, 1981.

Sellers agree to continue to pay that certain mortgage by and between Irvin David and Verlie M. David (Mortgagor) and First Federal Savings and Loan Association (Mortgagee), dated April 3, 1978, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1428, at Page 3 on April 4, 1978, said mortgage having monthly payments of \$160.35 with the next payment due and payable December 1, 1980, together with the taxes, insurance and assessments due for said condominium until such time as the Purchasers shall pay the balance due under the terms of this Bond for Title.

In the event First Federal Savings and Loan Association demands full payment under the note and mortgage referred to hereinabove, then, in such event, Purchasers shall pay and satisfy said First Federal Savings and Loan Association's mortgage within thirty (30) days of First Federal Savings and Loan Association's written demand for payment; if the Purchasers do not pay the
(continued on next page)

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