

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

KNOW ALL MEN BY THESE PRESENTS, that GLADYS HIGGINS, hereinafter referred to as BUYER, of the County of Greenville, State of South Carolina, is held and firmly bound unto DAVID and JANICE ROGERS, hereinafter referred to as OWNERS, in the sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, plus interest at twelve and one-half (12.5%) per cent per annum, to be paid to the said Owners as follows: Fifteen Thousand and No/100 (\$15,000.00) Dollars herewith and the balance payable in one hundred twenty (120) equal monthly installments of Two Hundred Nineteen and 57/100 (\$219.57) Dollars beginning January 1, 1981 and continuing through December 1, 1990 on the 1st day of each month; 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 Buyer shall have paid in full the aforesaid balance of Fifteen Thousand and No/100 (\$15,000.00) 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 Buyer 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 as of the date hereof, ad valorem and similar property taxes for the year of conveyance and future years, and such other encumbrances as may be approved by Buyer hereafter; together with the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto.

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