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2. As the total purchase and sales price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller One Hundred Thousand and No/100 (\$100,000.00) Dollars payable as provided in Supplemental Agreement between the parties hereto entered into of even date herewith.

3. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer shall have the exclusive right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

4. The Buyer covenants that it will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted. Risk of loss at all times shall be on the Buyer.

5. Should the Buyer default in the performance of this Agreement or the Supplemental Agreement of even date herewith, the Seller shall have the right to foreclose this Bond for Title in the same manner as a mortgage.

IN WITNESS WHEREOF, the Buyer and Seller have caused this Bond for Title to be executed this 6th day of March, 1981.

IN THE PRESENCE OF:

H. F. WARREN, Seller

Stephen B. Kish

COTHRAN & DARBY BUILDERS, INC., Buyer

Elizabeth M. ...

By: *John C. Cotheran*
JOHN C. COTHRAN, Vice President

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as her act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN TO before me this 6th day of March, 1981.

Stephen B. Kish (S)
Notary Public for South Carolina
My Commission Expires May 31, 1989

Elizabeth M. ...

REC'D MAR 8 1981 at 4:27 P.M.

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