

FILED  
GEORGETOWN S.C.  
MARCH 13 1981

1144-445

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE )  
)  
)

BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS: That We, N. C. Nielsen and Irene Nielsen, <sup>by our attorney in fact, N. C. Nielsen III.</sup> have agreed to sell to Edwards Builders, Inc., hereinafter referred to as Buyer, a certain lot or tract of land in the County of Greenville, State of South Carolina:

ALL that piece, parcel of lot of land situate, lying and being on the northern side of Walker Springs Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lots 6 and 7 on a plat of property of N. C. Nielsen prepared by James R. Freeland, dated October 16, 1980, and recorded in Plat Book 7X at page 49, reference is hereby made for a complete description of the property.

and execute and deliver a good and sufficient warranty deed therefor on condition that Buyer shall pay the sum of Seventeen-Thousand Seven-Hundred Sixty-Five and no/100ths (\$17,765.00) Dollars in the following manner—Three-Thousand and no/100ths (\$3,000.00) Dollars Cash, receipt of which is acknowledged; the sum of \$7,382.50 due 60 days from the completion of the paving of Timber Creek Court, the balance due 90 days from said paving. The paving to be completed no later than July 31, 1981. Seller agrees to convey title to Lot #7 upon payment of \$7,382.50; and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of 15% of unpaid balance for attorney's fees, as is shown by Buyers note of even date herewith. The purchasers agree to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Edwards Builders, Inc., as tenants holding over after termination, or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies paid per year for rent, or by way of liquidated damages or may enforce payment of said note.

In witness whereof, WON have hereunto set RNR hand and seal this 12th day of March, 1981.

IN THE PRESENCE OF:

Dennis Chamberlain WON (SEAL)  
Jean B. Nations N.C. Nielsen III (SEAL)  
N.C. Nielsen III, Attorney in Fact for  
N.C. Nielsen and Irene Nielsen (SEAL)  
President, Edwards Builders, Inc. (SEAL)

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