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WERSLEY

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

THIS AGREEMENT, made and entered into this 30th day of March, 1981, by and between Bobby Joe Jones, hereinafter called Seller, and J. Arnold Runion and Marie M. Runion, hereinafter called Purchasers,

W I T N E S S E T H:

The Seller agrees to sell and convey unto the Purchasers a certain lot with dwelling thereon, designated as Lot 28 Stratford, Section 11, recorded in Plat Book 5 D at page 90 in the Office of RMC for Greenville County, South Carolina, upon the following terms and conditions:

1. The agreed sales and purchase price is \$43,613.64, payable \$12,000.00 upon execution of this Agreement, and the balance in installments of \$302.14 on the first day of each succeeding month with interest at the rate of 10% per annum to be computed and paid in full with the right of prepayment in whole or in part at any time without penalty.

2. The Purchasers agree to pay the premium on a fire and extended coverage insurance policy in an amount sufficient to protect the Seller's interest under this Agreement, in the Seller's name, with all proceeds above the Seller's interest to be paid to the Purchasers in the event of loss, and to pay annual taxes assessed against the within described property and to pay all assessments of any nature levied against or charged against the within described property after the date of this Agreement.

3. Upon full payment of the purchase price, insurance, taxes and interest, any and applicable assessments as above provided, the Seller agrees to convey the property to the Purchasers by general warranty deed, free of encumbrance or lien, subject only to restrictions, zoning ordinances, utility and drainage easements not regarded as objectionable. The Seller agrees to pay for documentary stamps for the deed and the Purchasers to pay for recording of the deed.

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