

6. The parties understand that the premises are presently encumbered by a mortgage to First Federal Savings and Loan Association in the original amount of \$10,500.00 as appears by mortgage recorded in the RMC Office for Greenville County in Mortgage Book 1406 at Page 865 and agree that in the event the Mortgagee should declare this Bond for Title to be a sale in violation of the terms of the mortgage, the Buyer shall bear the risk of any rate increase.

7. All rights, duties and obligations set forth herein shall inure to the benefit of and shall be binding upon the respective heirs, administrators, executors, successors and assigns of the Owner and the Buyer. None of the parties hereto shall voluntarily sell or transfer their interests in the subject property or in this Bond without the consent of all other parties hereto, which consent shall not be unreasonably withheld; provided that no such sale, transfer or assignment of Buyer's interests shall release or relieve Buyer from any of his obligations or responsibilities set forth herein.

SEALED with our hands and seals this 2nd day of March, 1981.

IN THE PRESENCE OF:

[Signature]
[Signature]

Rodney G. Latham (SEAL)
 Rodney G. Latham BUYER
Charles T. Taylor (SEAL)
 Charles T. Taylor
Stella J. Taylor (SEAL)
 Stella J. Taylor OWNER

STATE OF SOUTH CAROLINA)
) PROBATE
 COUNTY OF GREENVILLE)

PERSONALLY appeared before me the undersigned witness who on oath states that (s)he saw the within named Rodney G. Latham as Buyer and Charles T. Taylor and Stella J. Taylor as Owner, sign, seal and as their act and deed, deliver the within written BOND FOR TITLE, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

[Signature]

SWORN to before me this 2nd day of March, 1981.

[Signature] (SEAL)
 Notary Public for South Carolina
 My Commission Expires: 5/12/85

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