

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

11/14/81  
BOND FOR TITLE TO REAL ESTATE

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KNOW ALL MEN BY THESE PRESENTS that REAL ESTATE FUND INVESTMENT TRUST has agreed to sell to J. NATHAN BUERER a certain lot or tract of land in the County of Greenville, State of South Carolina, known as 100 Guess Street and also known and designated as Lot 1, Block 10, Sheet 106, in the Greenville County Block Book, and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Twenty Thousand and No/100ths (\$20,000.00) Dollars in the following manner: Two Hundred and No/100ths (\$200.00) Dollars paid herewith and the balance of Nineteen Thousand Eight Hundred and No/100ths (\$19,800.00) Dollars to be paid in One Hundred Eighty (180) equal monthly installments of Two Hundred and 84/100ths (\$200.84) Dollars each and if unpaid to bear interest until paid at the same rate as principal, 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 a reasonable attorney's fee, as is shown by his note of even date herewith. The purchaser agrees 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 it shall be discharged in law and equity from all liability to make said deed, and may treat said J. Nathan Buerer as tenant holding over after termination, or contrary to the terms of his lease and shall be entitled to claim and recover, or retain if already paid the sum of Two Thousand Four Hundred Ten and 08/100ths (\$2,410.08) Dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note, however, Seller agrees that it will give Purchaser 90 days WRITTEN notice of any pending action after default and grants Purchaser the said 90 days as a grace period to cure any default by payment of current installments due plus past due installments

MCDONALD, COX & ANDERSON  
ATTORNEYS AT LAW  
115 BROADUS AVENUE  
GREENVILLE, SOUTH CAROLINA

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