

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____
G.P. Soderquist and June C. Soderquist, hereinafter called "Seller".

FILED
APR 27 3 44 PM '81
JAMES ALLEN BELUE, JR.
hereinafter called "Buyer", of Greenville County, South Carolina.
JOHN S. TANKERSLEY
R.M.C.

WITNESSETH

For and in consideration of the sales price and mutual covenants herein contained, the Seller does hereby agree to sell unto the Buyer, and the Buyer does hereby agree to buy, the following described real estate, to-wit:

All that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, being known and designated as Lot No. 5-A of Goodwin Bridge Estates, as shown on plat entitled "Revise Plat, Goodwin Bridge Estates" recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 5-J, Page 19, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Marcia Court at the joint corner with Lots 6, 7, and 8A, and running thence along the line of Lot 6, S. 71-31 W 507.7 feet to an iron pin; thence N. 1-00 W. 176.0 feet to an iron pin at the joint rear corner of Lots 5-A and 5; thence along the line of Lot 5 N. 80-00 E. 489.0 feet to a point in the center of Marcia Court at the joint corner of Lots 5 and 5-A; thence along the center of Marcia Court S. 1-43 @. 100.0 feet to the beginning corner.

The above described property is the same conveyed to the grantors by Violet M. Johnson by deed dated November 19, 1976 and recorded on November 26, 1976, in Deed Book 1046, Page 909.

This conveyance is subject to a drainage easement as shown on the recorded plat, and the grantors expressly reserve an easement on the westernmost portion of the said tract for the purpose of flooding the same with a lake to be constructed on other property of the grantors, which easement shall be construed as running with the land, subject, however, to the right and privilege in the Buyer, his heirs and assigns, to the use of such lake as may be constructed. As a part of this easement it is agreed that if no such lake is constructed within twenty years from the date hereof, then the easement shall terminate. It is further a condition of this easement that if a lake is constructed by the Sellers on properties adjoining the tract herein described and said lake does not cover any part of the said tract then said easement shall likewise and forthwith terminate.

1. Deed. Subject to full payment of the purchase price and all interest herein, the Seller shall execute and deliver to the Buyer, or his assigns, a good and sufficient Warranty Deed to the above described real estate, conveying a good marketable fee simple title thereto, free of all liens and encumbrances, subject to all rights of way and easements of public record and actually existing on the ground affecting the above described property and subdivision setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed real estate until delivery of the deed and performance of all of the covenants herein contained.

2. Purchase Price. As the total purchase and sales price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to-wit: Thirty-nine Hundred (\$3,900.00) and no/100ths Dollars to be paid as follows: Six Hundred and no/100ths Dollars upon the execution hereof, receipt whereof is hereby acknowledged, and the balance of Thirty-three Hundred Dollars to be paid in 120 equal monthly installments of \$43.62, which payments are to be applied first to interest, balance to principal, with interest on the deferred balance at the rate of ten (10) per cent per annum to be computed and paid monthly; with the balance due in full on or before ten years after date,

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