

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
S.C.
MAY '81

BOND FOR TITLE 1148 PAGE 88

THIS BOND FOR TITLE entered into this day of _____, 1981 year hereinafter set forth by and between _____

Gilder Creek Development Company, hereinafter called "Seller,"
and Plasmet Sales, Inc.
hereinafter called "Buyer", of Greenville County, South Carolina.

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 certain piece parcel or tract of land located in the County of Greenville, State of South Carolina, containing 22.6 acres, and labeled Tract #18 as shown on plat entitled "Property of Gilder Creek Dev. Co." revised May _____, 1981, by W.R. Williams, Jr., recorded in Greenville Co. RMC Office in Plat Book 8N at Page 32 and having according to said plat the following metes and bounds: Beginning at a point in the center of Horse Pen Creek at the joint line of Tract 18 and 19, and running thence with said common line N9-22W 973.8 feet to a pin in the center of a 50 foot road right of way; thence running with the center of said right of way S84-36W 50 feet to a point; thence continuing S84-36W 211.6 feet to a point; thence N88-48W 106.6 feet; thence continuing N82-36W 109.1 feet to a point; thence continuing N76-45W 125.8 feet to a point; thence continuing N67-22W 94.9 feet to a point; thence continuing N61-24W 134.8 feet to a point; thence continuing N52-58W 98.6 feet to a point; thence running with the common line of tract 17 S7-17W 60.8 feet to a point; thence continuing S7-52W 900.4 feet to a point; thence running S 51-26E 214.3 feet to a point; thence continuing S 38-54E 80.9 feet to a point; thence running N75-11E 136.48 feet to a point; thence continuing N86-31E 151.97 feet to point; thence continuing N71-02W 181.69 feet to a point; thence running S86-34E 116.09 feet to a point; thence continuing S29-53E 39.68 feet to a point; thence running N67-50E 41.70 feet to a point; thence running S53-27E 95.49 feet to a point; thence running N71-02E 37.6' to the point of beginning.

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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:
Purchase Price is the sum of \$67,800. The sum of \$15,000 shall be due and payable upon the execution of this contract. The balance of \$52,800 shall be paid in 3 equal annual principal payments of \$17,600 plus interest at a rate of 12%. In the event that the Buyers build* within 12 months of this date they shall be entitled to a credit of \$6,780.00 against the unpaid principal balance. First payment due 5/13/82 and continuing 5/13/83 and 5/13/84.
*Buyer shall be eligible for this credit at such time as Inspectors for Greenville County have completed a satisfactory inspection for rough plumbing, electrical and framing. At that time the credit shall be deducted from the unpaid principal balance with interest then being applicable only on the then unpaid principal balance.
The buyer shall have the right to prepay the above obligation without penalty at any time.

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