

115-295

GREENVILLE CO. S.C.
AUG 28 4 41 PM '81
DONALD W. WALKERSLEY
S.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)

BOND FOR TITLE

THIS BOND FOR TITLE entered into this 28th day of August, 1981, by and between DAVID WAYNE RHODES and JANE HUGGIN RHODES, hereinafter called "Sellers", and COTHRAN & DARBY BUILDERS, INC., hereinafter called "Buyer", all of Greenville County, South Carolina.

W I T N E S S E T H :

For and in consideration of the sales price and mutual covenants herein contained, the Sellers do 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 lot of land with the buildings and improvements thereon, lying and being on the southerly side of Bessie Avenue, near the City of Greer, South Carolina, and being designated as Lot 40, Woodland Heights, as shown on plat recorded in Plat Book GG, at page 151, and being the same property conveyed to David Wayne Rhodes and Jane Huggin Rhodes by Harold Kenneth Davis and William L. Wylie, Jr. recorded August 30, 1973, in Deed Book 983, at page 22, which deed by reference is made a part hereof.

1. Subject to the full performance of this Agreement and the Supplemental Agreement entered into by the parties hereto of even date herewith, the Sellers will execute and deliver to the Buyer, or its assigns, a good and sufficient warranty deed to the above described real estate conveying a good marketable fee simple title thereto subject, however, to all existing rights-of-way and easements of record or actually existing on the ground affecting the above described property. Said deed shall be delivered on AUGUST 28, 1982, or such sooner date as may be designated by the Buyer.

2. Should the Buyer default in the performance of this Agreement or the Supplemental Agreement of even date herewith, the only remedy to be exercised by the Sellers is to take back possession of the premises described above.

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