

BROWN, BYRD, BLAKELY,  
MASSEY & LEAPHART, P.A.

1172-10

BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A.  
700 EAST NORTH STREET S GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA

132

BOND FOR TITLE

COUNTY OF GREENVILLE

181

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between \_\_\_\_\_

Harvey C. Watson, hereinafter called "Seller",

and Robert B. Aljoe, 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 piece, parcel or tract of land situate, lying and being on the northeastern side of Edgemont Avenue near Greenville in Greenville County, South Carolina, containing 3.636 acres, more or less, and having according to a plat of a Survey for Robert Aljoe dated July 26, 1982 prepared by C. O. Riddle, R.L.S. #1347 and recorded in the R.M.C. Office for Greenville County in Plat Book 9-0 at Page 59, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Edgemont Avenue at the joint corner of property herein and property now or formerly of Harvey C. Watson and running thence along the joint line of said tracts N. 29-12 E., 526.98 feet to an iron pin; thence S. 54-07 E., 329.56 feet to an iron pin; thence S. 25-53 W., 185.92 feet to an iron pin; thence N. 60-27 W., 4.89 feet to an iron pin; thence S. 23-59 W., 136.16 feet to an iron pin; thence N. 63-43 W., 74.91 feet to an iron pin; thence along the line of property herein and property now or formerly of Mary M. Whitlock S. 25-16 W., 149.53 feet to an iron pin on the northeasterly side of Edgemont Avenue and thence running along said side of Edgemont Avenue N. 63-45 W., 362.73 feet to an iron pin, the point of beginning.

This is part of the same property conveyed to Seller herein by deed of Herbert M. Mull dated May 18, 1967 and recorded in the RMC Office for Greenville County on May 19, 1967 in Deed Book 820 at Page 95.

PT. DIVIDED  
13 (235) 145-1-8-1  
OUT OF: 145-1-8

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 Thousand (\$30,000.00) Dollars payable as follows:

Five Thousand (\$5,000.00) Dollars down at the execution hereof.  
Balance of Twenty Five Thousand (\$25,000.00) Dollars payable pursuant to the terms of promissory note of Buyer of even date and executed simultaneously herewith.

2811-1-11-82 002

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