

AUG 25 3 46 PM '82

STATE OF SOUTH CAROLINA DEAN C. ANEST AND LINDA JEAN ANEST
) RMC BOND FOR TITLE
COUNTY OF GREENVILLE)

THIS BOND FOR TITLE entered into the day and year hereinafter set forth by and between David R. Walkden, hereinafter referred to as "Seller," and Dean C. Anest and Linda Jean Anest, hereinafter referred to as "Buyer."

W I T N E S S E T H:

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

8 Circle Street
Taylors, South Carolina
Block Book # T7-1-90

Reference is made to Exhibit A for a more detailed description of said property.

1. Deed. Subject to payment of the purchase price and all interest herein, as set forth below, 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, and subject only to rights-of-way and easements of public record and actually existing on the ground affecting the above described property, subdivision set back lines, easements, and restrictions of public record, all as exist at the time of the execution of this Bond for Title. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the afore-described 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: 11(276) T7-1-90 (NOTE)

(a) One Thousand, Two Hundred Dollars (\$1,200.00) payable in six equal monthly installments of Two Hundred Dollars (\$200.00) beginning thirty (30) days from date of possession and each month thereafter on the same day. Said monthly installments shall be paid to Timothy H. Farr, Attorney, who shall use said installments to discharge existing liens of record to the extent said funds allow.

(b) Eight Thousand, Dollars (\$8,000.00) shall bear interest at the rate of eight percent (8%) beginning seven (7) months from date of possession and shall be payable in equal monthly installments of \$93.00, escrow included, beginning one month from date of the last payment made pursuant to Paragraph (a) above. Payments shall be made at the home of Seller or at such other place as Seller may designate or as the parties may agree upon.

(c) The balance of Thirteen Thousand, Three Hundred Dollars (\$13,300.00) shall bear interest at the rate of nine percent (9%) per annum beginning seven (7) months from date of possession and shall be payable in equal monthly installments of One Hundred Fifteen and 17/100ths Dollars (\$115.17) beginning one month from date of the last payment made pursuant to Paragraph (a) above, and continuing each month thereafter except that the balance together with any unpaid interest shall be due and payable ten