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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
GR...)
S.C.)
CONTRACT AND BOND FOR TITLE)
PH '82)
SLEY)

WHEREAS, the undersigned William A. Gantt, Jr. and Brenda R. Gantt (hereinafter referred to as "Sellers") are the owners of a certain lot of land located in the City and County of Greenville, State of South Carolina, and are desirous of selling the same to an interested purchaser; and

WHEREAS, the undersigned The Phillips Group, a Partnership (hereinafter referred to as "Purchaser") is desirous of purchasing said property from the Sellers in its Partnership name,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Sellers hereby agree to sell and the Purchaser hereby agrees to buy that certain piece, parcel or lot of land with all improvements thereon located in the City of Greenville, County of Greenville, State of South Carolina at 109 Phillips Lane and being identified in the records of the Block Book Office for Greenville County as Lot 6 of Block 3 on Sheet 214. The following terms and conditions shall apply: 14(500)214-3-6 (NOTE)

1. Subject to the full payment of the purchase price as set forth herein, the Sellers shall execute and deliver to the Purchaser or its assigns a good and sufficient general warranty deed to the above-described real estate conveying a good and marketable fee simple title thereto free and clear of all liens and encumbrances of any sort which would render the title less than a marketable fee simple one. Should any such title defects arise during any title search conducted by or on behalf of the Purchaser as would, in the opinion of the Purchaser or its attorney, render the title less than a marketable fee simple title, the Purchaser shall immediately notify the Sellers who shall remedy any such defects prior to the closing; in the event such defects cannot be remedied by the Sellers, the Purchaser shall be entitled to a refund of any funds paid under the terms of this Bond for Title and shall have no further obligation to the Sellers herein.

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