

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

THIS BOND FOR TITLE made and entered into this 23rd day of December, 1982, by and between MICHAEL N. HUNT, hereinafter referred to as SELLER, and JAMES PIRRONI and MERIKAY PIRRONE, hereinafter referred to as PURCHASER,

WITNESSETH :

The Seller hereby contracts and agrees to sell to the Purchasers and the Purchasers hereby agree to purchase at the price and according to the terms hereinafter set forth, the following described parcel or land situate in the County of Greenville, State of South Carolina, being described as follows:

ALL that piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being in Greenville County, South Carolina, in the Town of Travelers Rest, being shown and designated on a plat of the Property of J.W. Sova and Sheila H. Sova made by Carolina Engineering & Surveying Co., dated July 25, 1970 recorded in the REC Office for Greenville County, South Carolina, in Plat Book 4E, Page 197, and having according to said plat, the following metes and bounds:

BEGINNING at a point in the center line of the Tubbs Mountain Road at the corner of property now or formerly owned by E.M. Hanna, said iron pin being located 525 feet northwesterly from the point in the center line of Tubbs Mountain Road, N. 43 W. 100 feet to an iron pin; thence N. 63-58 E. 227 feet to an iron pin; thence S. 43 E. 100 feet to an iron pin; thence S. 72-58 W. 227 feet to an iron pin, the beginning corner.

The purchase price which the Purchasers shall pay for the said property hereinabove described is the sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which sum shall be due and payable as follows:

One Thousand and No/100 (\$1,000.00) Dollars previously paid by the Purchasers and held in trust by Vernon Company; Nine Thousand and No/100 (\$9,000.00) Dollars to be paid by the Purchasers upon execution of this document, and Forty Thousand and No/100 (\$40,000.00) Dollars to be financed by the Seller for three (3) years at 11.5% interest annually to be paid by the Purchasers in payments of Four Hundred Thirty and No/100 (\$430.00) Dollars each month for thirty-six (36) months, with the remaining balance of Thirty Eight Thousand Five and No/100 (\$38,005.00) Dollars due and payable on January 1, 1986. Monthly payments are to begin January 1, 1983 and are due on the first (1st) day of each month thereafter.

The Purchasers agree that if said monthly payments are paid after the fifth (5th) of any month, a five (5%) percent late charge will be added to that

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