

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
MAR 29 9 47 AM '83
DONNIE S. WATKINSLEY
R.M.C.

BOND FOR TITLE

This contract made and entered into by and between
Carl D. and Elizabeth M. Neal hereinafter referred
to as the Seller (s) and Jimmy W. Burns
hereinafter referred to as the Purchaser (s).

WITNESSETH

That in and for the consideration hereinafter expressed,
the Seller agrees hereby to sell and convey to the Purchaser and the
Purchaser hereby agrees to purchase that parcel or land situate, lying
and being in the County of Greenville, State of South Carolina,
ALL that piece, parcel or lot of land, situate, lying and being in the State and
County aforesaid and being shown as 1.13 acres on a plat prepared of the property
of James Albert Pennington by C. O. Riddle, RLS, on July 13, 1977 and having,
according to said plat, the following metes and bounds, to-wit:
BEGINNING at an iron pin at the corner of S. C. Highway 417 and property now or
(CONTINUED ON BACK)

In consideration for said premises, the Purchaser agrees
to pay the Seller a total of Five Thousand and 00/100 (\$5,000.00)
Dollars for said property as follows: One Thousand Dollars (\$1,000.00) down at
closing, with the balance of Four Thousand (\$4,000.00) Dollars to be paid thirty-six
(36) equal monthly installments of One Hundred Twenty-Seven and 07/100 (\$127.07) each
including principal and interest at the rate of ten (10%) percent per annum, with
payments beginning April 25, 1983 (CONTINUED ON BACK)

It is understood and agreed that the Purchaser will pay
all taxes upon said property from and after the date of this contract
and will insure all building improvements against loss for the price
herein. Purchaser to furnish Seller with a copy of insurance policy.

In the event any due installment is in arrears and unpaid
for 30 days this contract shall, at the option of the Seller, there-
upon terminate and any and all payments made by the Purchaser prior
thereto, shall be forfeited by the Purchaser to the Seller as rent for
the use of said premises and as liquidated damages for the breach of
this contract.

Upon the payment of the purchase price set forth above,
the Seller does hereby agree to execute and deliver to the Purchaser
a good, fee simple, general warranty deed to said property with dower
renounced thereon. Any title defects or encumbrances to be cleared at
the expense of the Seller. In the event of any litigation, the violating
party at fault shall be responsible for the other party's costs incurred
in obtaining enforcement. This contract is binding upon the undersigned
and their respective heirs, executors, administrators and assigns.

In witness whereof, we have hereunto set our hands and
seals this 25 day of March, 1983.

IN THE PRESENCE OF:

Carl D. Neal
Elizabeth M. Neal
Jimmy W. Burns

Carl D. Neal (SEAL)
Carl D. Neal seller
Elizabeth M. Neal (SEAL)
Elizabeth M. Neal seller
Jimmy W. Burns (SEAL)
Jimmy W. Burns buyer
(SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath
that (s)he saw the within named Seller (s) and Purchaser (s) sign, seal
and as their act and deed deliver the within Bond for Title and that (s)he
with the other witness subscribed witnessed the execution thereof.

SWORN to before me this 25
day of March 1983.
Donnie S. Watkinsley (SEAL)
Notary Public for South Carolina
My Commission Expires: 1-18-83
(CONTINUED ON NEXT PAGE)

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
0160

17(135) 554.1-1-15.3 (Note)

0181

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