

APR 4 12 00 PM '83

DONNIE S. TAMMERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

BOND FOR TITLE

This contract made and entered into by and between
Alice S. Payne hereinafter referred
to as the Seller (s) and Raymond Eubanks and Irene Eubanks
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 containing 5.00 acres, more or less, which
is a portion of a larger tract containing 19.22 acres. The property being sold
hereunder is shown approximately on the copy of the attached plat and is the
portion outlined in red. The exact metes and bounds would be determined by an
accurate survey to be obtained by purchaser within thirty (30) days from date.

In consideration for said premises, the Purchaser agrees
to pay the Seller a total of Twenty-Three Thousand and 00/100 (\$23,000.00)
Dollars for said property as follows: The parties agree that the purchaser
shall obtain a valid and accurate plat of the subject property within thirty (30)
days from date. Thereon, the seller shall execute a deed to said five (5) acres,
more or less and the purchaser shall execute a Purchase Money Note and Mortgage
with dower renounced thereon. The exact terms of said note and mortgage shall be
in accordance with the Contract of Sale and addendum thereto dated March 5, 1983.

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 1st day of April, 19 83.

IN THE PRESENCE OF:

[Signature]
[Signature]

Alice S. Payne
By: Ann Marie Payne Barbrey (SEAL)
Her Attorney in Fact Seller
Ann Marie Payne Barbrey (SEAL)
Raymond Eubanks (SEAL)
Raymond Eubanks Purchaser
Irene Eubanks (SEAL)
Irene Eubanks Purchaser

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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 1st
day of April, 19 83.
[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 1-18-93

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX = 09.20

19 (100) 593.1-7-3.1 (NOTE)

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