

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S.C.
APR 27 19 14 AM '83
DONNIE S. JAMES

VOL. 1187-258-206

BOND FOR TITLE

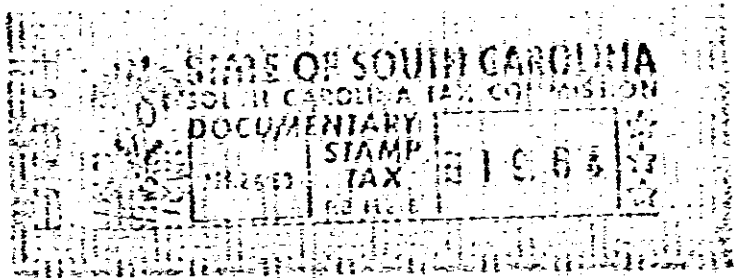
THIS BOND FOR TITLE entered into this day of April, 1983, after set forth by and between _____
Wilson Farms Company, A General Partnership, hereinafter called "Seller,"
and Hargrove Bowles III and Scott C. Barker
hereinafter called "Buyer", of Greenville County, South Carolina.

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Seller does hereby agree to sell unto the Buyer, and the Buyer does hereby agree to buy, the following described real estate, to wit: 88.8 plus an adjoining 1 acre tract on Edwards Road, near Marietta, SC as shown on May 3, 1982 Survey by W.R. Williams RLS. This plat has been recorded in the Greenville County Courthouse in Book 9Q Page 7.

This property is to be conveyed subject to the following deed restrictions:

- (1) No mobile homes or pre-fabricated housing
- (2) No commercial or industrial uses - agricultural uses are permitted. Animals may be kept in reasonable numbers.
- (3) No disabled vehicles shall be allowed to remain on this property.
- (4) The disposal or storing of household garbage or other refuse shall not be permitted.



1. Deed. Subject to full payment of the purchase price and all interest herein, 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, subject to all rights of way and easements of public record and actually existing on the ground affecting the above described property and subdivision setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed 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 pre-pay in whole or in part at any time, to wit: The purchase price shall be Fifty-Three thousand eight hundred eighty (\$53,880.00) Dollars to be paid as follows: Four thousand, seven hundred eighty one and 25/100 (\$4,781.25) upon the signing of this agreement and the balance of Forty-nine thousand, ninety eight and 75/100 Dollars (\$49,098.75) to be paid with interest only, paid on the first day of each month beginning May 1, 1983 and the entire balance of \$49,098.75 together with any unpaid accrued interest to be paid in full on or before September 15, 1983. Monthly interest is to be calculated based upon the prime rate at Bankers Trust of South Carolina plus 1%.

This property is sold subject to a conveyance of \$4,781.25 (net) of pulpwood to Kinard & Kinard, Inc. said agreement is hereby attached.

4(371) 522.3-1-12 (NOTE) Pr. Divided. PTE: 522.3-1-12 → 26.154c (Note)
OUT OF: 521.2-1-12

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