

MAY 5 12 (5:11) '83

VOL 1187 PAGE 708

STATE OF SOUTH CAROLINA

DONNE S. WATKINS  
H.M.C.)

BOND FOR TITLE

COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between  
Beechwood V Venture, A South Carolina General Partnership,  
hereinafter called "Seller",  
and James Steven Davis  
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:

ALL that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 4 on plat entitled Property of Beechwood V, dated April 14, 1983, prepared by Freeland & Associates, Engineers/Land Surveyors, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of a private road, at the joint rear corner of Lots Nos. 3 and 4, and running thence with the Southern side of said private road, the following courses and distances: S. 78-13 E. 137.86 feet to an iron pin; thence N. 89-30 E. 117.02 feet to an iron pin; thence N. 77-13 E. 93.75 feet to an iron pin; thence S. 83-20 E. 65.0 feet to an iron pin at the joint corner of Lots Nos. 4 and 5; thence with the joint line of said lots, the following courses and distances: S. 33-53 E. 30.0 feet to a tower; thence S. 8-10 W. 258.26 feet to an iron pin on the Northern side of an unnamed lake; thence with the high water line of said lake as the line, the following courses and distances: S. 79-34 W. 152.66 feet to an iron pin; thence N. 72-22 W. 96.74 feet to an iron pin; thence S. 77-05 W. 193.52 feet to an iron pin at the joint front corner of Lots Nos. 4 and 3; thence with the joint line of said lots, N. 7-19 E. 338.28 feet to the point of beginning, said lot containing 2.85 acres, more or less.

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 prepay in whole or in part at any time, to wit: Five Thousand and No/100 (\$5,000.00) Dollars cash at closing, and agreement to pay, according to its terms, that certain promissory note to Brooks R. Prince and H. T. Sears, Jr., dated April 22, 1983, in the original principal sum of \$15,000.00.

Pt. DIV. 20(45) 601.2 - 1 - 11.7  
OUT OF 601.2 - 1 - 11.5

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX = 04.00

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