

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

This contract made and entered into by and between DAVID PAVLUK and SONIA PAVLUK hereinafter referred to as Seller and GERALD R. DAVIS, hereinafter referred to as the Purchaser.

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 of land described as follows:

ALL that lot of land situate on the northern side of Ponder Road, in the County of Greenville, State of South Carolina, being shown as a tract containing 6.4 acres on a plat of property of Gerald R. Davis dated February 23, 1981, prepared by Williams and Plumblee, Inc. and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of Ponder Road at the corner of property now or formerly of Corbin and running thence with Ponder Road N. 80-35 W. 282 feet to an iron pin; thence N. 6-26 W. 538.6 feet to an iron pin; thence N. 84-34 E. 500 feet to an iron pin; thence S. 12-32 E. 456.2 feet to an iron pin; thence S. 77-28 W. 215 feet to an iron pin; thence S. 19-30 W. 145 feet to the point of beginning.

IN CONSIDERATION for said premises, the Purchaser agrees to pay to the Seller a total of Fourteen Thousand Four Hundred and no/100 (\$14,400.00) Dollars for said lot as follows: Nothing down with a balance of \$14,400 00 financed at twelve (12%) percent simple interest for ten years (120 payments). Total principal plus interest \$24,796.80. Payments of \$206.64 commence March 10, 1981. Note: \$100.00 survey fee additional to this contract has been paid.

IT IS UNDERSTOOD AND AGREED that the Purchaser will pay all taxes upon said lot from and after the date of this contract and will insure all building improvements against loss for the price herein. Both parties understand and agree to the Restrictions set forth on the attached page and incorporated herein by specific reference.

In the event any monthly installment is in arrears and unpaid for a period of thirty (30) days, this contract shall, at the option of the Seller, thereupon 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. Payments over ten days late shall have a penalty of \$15.00 automatically added to the balance of the note owed.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 14 day of June, 1983.

In the presence of:
David Pavluk, Seller (SEAL)
Sonia Pavluk, Seller (SEAL)
Gerald R. Davis, Purchaser (SEAL)
J. Denise Vickery
James E. Vickery

3(355) 643.1-1-2.3 (Note)

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