

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOND FOR TITLE

1191-220

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Gordon E. Mann and Robert A. Bailey, hereinafter called "Seller", and Tanner F. Gwinn and Theresa D. Gwinn hereinafter called "Buyer".

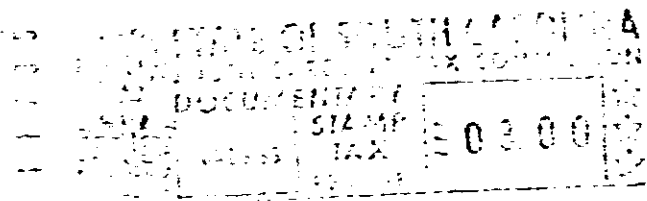
WITNESSETH:

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 with the improvements thereon, if any, situate, lying and being in the County of Greenville, State of South Carolina, situate on the easterly side of Belvue Road and being designated as Lot No. 5 on a plat of Belvue Estates prepared by Jeffery M. Plumblee, dated May 9, 1983.

This being a portion of the property conveyed to Gordon E. Mann and Robert A. Bailey by deed of Nick A. Theodore, John A. Theodore and Thomas L. Cox recorded in the RMC Office for Greenville County, South Carolina on June 17, 1983 in Deed Book 1190 at Page 632.

This conveyance is subject to any and all existing easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.



Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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:

The total purchase price is Seven Thousand Five Hundred and no/100 (\$7,500.00) Dollars payable as follows: Six Hundred and no/100 (\$600.00) Dollars upon the execution of Bond for Title and the balance of \$6,900.00 shall be due and payable in monthly installments of Eighty Five (\$85.00) Dollars per month including principal and interest computed at the rate of 13.5 percent per annum on the unpaid balance, the first monthly payment being due July 1, 1983 and a like amount due on the first day of each month thereafter until paid in full.

CONDITIONS OF SALE

The Purchaser is purchasing the subject property in its present "as is" condition.

It is understood that the Purchaser is responsible for the installation of all utilities, including a septic tank.

It is further understood that the Purchaser is responsible for 1983 property taxes and all years thereafter.

The purchaser is purchasing the subject property subject to all easements as shown on the aforementioned plat, and subject to restrictions, a copy of which has been furnished to the purchaser.

The Bond for Title is subject to final engineering tests for septic tanks. Seller reserves the right to substitute available lot in case of engineering problems. (Available lot to be approved by purchaser.)

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