

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOND FOR TITLE

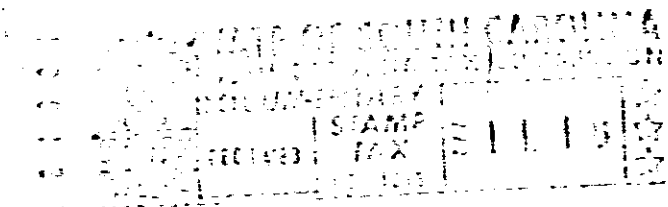
THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between JAMES ROY LOOPER and ALICE C. LOOPER, hereinafter called "Seller", and RANDALL G. SNYDER and JOANNE SNYDER, hereinafter called "Buyer", of Greenville County, South Carolina.

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 piece, parcel or tract of land, containing 7.35 acres, more or less, situate, lying and being on the southeastern side of Old White Horse Road, near the intersection of Belvue Road, north of Travelers Rest, in Greenville County, South Carolina, being shown on a plat of the property of J. T. THOMAS sold to Roy Looper and Corene K. Looper, in Bates Township, made by Terry T. Dill, Surveyor, reference to which is hereby craved for the metes and bounds thereof. A copy of said plat is attached hereto and incorporated herein by reference.

The above property is the same conveyed to James Roy Looper and Corene K. Looper by deed of Jerry Bynum and Debra Ruth Looper Bynum, recorded August 15, 1978 in Deed Book 1085, page 292 in the RMC Office for Greenville County, S. C. Alice C. Looper and Corene K. Looper are one and the same person.



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 shall 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:

The total purchase price of the above described property is the sum of \$28,950.00. \$1,000.00 has been paid down on the date of the delivery of this Bond for Title. The remaining balance of \$27,950.00 shall be due and payable by the Buyers to the Sellers in monthly installments in the sum of \$370.16 each, commencing on December 24th, 1981 and on the 24th day of each month thereafter until paid in full, all payments to apply first to interest at the rate of 10 per cent per annum on the deferred balance from time to time due, to be computed and paid monthly, with balance to principal.

The Buyers plan to sell their home on Lot 25, Tubbs Mountain Road. Upon the sale and closing of the Buyers present home, the Buyers will pay to the Sellers the sum of \$10,000.00 cash which will be applied on the principal balance due on the within Bond for Title. Upon payment of said \$10,000.00 in cash, the Sellers agree to release from this Bond for Title and to give a deed of conveyance hereinafter called for, conveying a marketable title thereto free of all liens and encumbrances, two acres of the above described 7.35 acres, which two acres shall be located at the westernmost extreme portion of the property adjoining a branch and property owned by Emma Williams and Guy Rice, now or formerly.

(8) - 356 - 504.2 - 1 - 41.1 (note)

3. Occupancy. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer shall have the right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

