

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DOMNIE S. SANDERSLEY
R.M.C.

BOND FOR TITLE

40 CLUB FOREST SUBDIVISION

THIS AGREEMENT entered into at Greenville, S. C. this the
24th day of March, 1983 by and between College
Properties, Inc., hereinafter referred to as "Seller" and Rosamond
Enterprises, Inc. and Ben E. Sanders d/b/a Prestige Builders
referred to as "Buyer",

WITNESSETH:

1. That for and in consideration of the sum of \$ 35,000
to be paid as hereinafter provided, the Seller agrees to sell
the Buyer agrees to purchase the following described property:

ALL that piece, parcel or lot of land situate, lying and
being in the State of South Carolina, County of Greenville being
known and designated as Lot No. 40 of a subdivision known as
"Club Forest" as shown on plats being recorded in the RMC Office
for Greenville County in Plat Book 9-F at Pages 15, 16 and 17 and
having such metes and bounds as appears thereon. Said property
is a portion of the same conveyed to the Seller by Grace F.
Earle, individually and as Trustee under Will of Frank H. Earle,
by deed dated April 16, 1982 and recorded April 16, 1982 in the
RMC Office for Greenville County in Deed Book 1165 at Page 44

2. The sales price of \$ 35,000.00 shall be paid by
the Buyer to the Seller in the following manner:

\$ 1,000.00 was paid at the execution of a Contract of Sale
between the parties (reference to which is hereby craved), the
receipt of which is hereby acknowledged by the Seller, the sum of
\$ 1,000.00 is paid by the Buyer to the Seller with the
signing of this Bond for Title, the receipt of which is hereby
acknowledged by the Seller, and the Buyer promises to pay the
Seller the balance of \$ 33,000.00 in the following manner:

A. Buyer agrees to begin construction of a dwelling on
the above property on or before 90 days from date. If this is
done there will be no interest on the indebtedness if paid when
due. If Buyer fails to begin construction within the said ninety
(90) days, interest on the indebtedness will begin at the end of
ninety (90) days at the rate of twelve (12%) per cent per annum
and said interest shall continue until construction begins. At
such time as construction begins, Seller will deliver a deed to
Buyer and take back a purchase money note and mortgage for the
balance due which loan shall be subordinated to a first mortgage
construction loan to be secured by Buyer.

NOTIFIED, DISCHARGED AND CANCELLED THIS 31st DAY OF OCTOBER, 1983
IN THE PRESENCE OF:
ROSAMOND ENTERPRISES, INC. 20511

By: BEN E. SANDERS (Buyer)
By: BEN E. SANDERS d/b/a PRESTIGE BUILDERS (Buyer)
By: GRACE F. EARLE (Seller)

By: Ben E. Sanders (Buyer)
By: Ben E. Sanders (Buyer)
By: Grace F. Earle (Seller)

IN THE PRESENCE OF:
John Sanders
John Sanders

COLLEGE PROPERTIES, INC.
By: John Sanders (Seller)
RECORDED REC 30 1983

14 (56) 10/1-1-40 (note)

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Emmett Sandersley

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP