

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

This contract made and entered into by and between
Walter F. Walden hereinafter referred
to as the Seller (s) and James O. Chasteen or Helen P. Chasteen
hereinafter referred to as the Purchaser (s).

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 or land situate, lying
and being in the County of Greenville, State of South Carolina,
All the piece, parcel or tract of land, lying, being and situate in the State of South
Carolina, County of Greenville, and being shown on a plat of property of Stanley McAbee
prepared by T. H. Walker, Jr., RLS, on September 9, 1980, which plat shown 7.5 acres and
is recorded in the RMC Office for Greenville County in Plat Book 8-G at Page 97 which
property has, according to said plat, the following metes and bounds, to-wit:

(CONTINUED ON BACK)

In consideration for said premises, the Purchaser agrees
to pay the Seller a total of Twenty-five Thousand and No/100 --(\$25,000.00)
Dollars for said property as follows: Five Hundred and No/100 (\$500.00)
down and balance of \$24,500.00 to be paid in 96 monthly installments of \$399.83, each
installment to represent its share of principal and interest amortized at 12% per annum.
The first payment shall be due May 10, 1984 and continue on the tenth day of each month
thereafter until paid in full. Both parties acknowledge said property is now subject to
a first mortgage in favor of Southern Bank and Trust but that Seller certifies that

CONT. ON BACK

It is understood and agreed that the Purchaser will pay
all taxes upon said property from and after the date of this contract
and will insure all building improvements against loss for the price
herein. Purchaser to furnish Seller with a copy of insurance policy.

In the event any due installment is in arrears and unpaid
for 45 days this contract shall, at the option of the Seller, there-
upon 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. 23-50-563.1-1-21.6 NOTE

Upon the payment of the purchase price set forth above,
the Seller does hereby agree to execute and deliver to the Purchaser
a good, fee simple, general warranty deed to said property with covenants
renounced thereon. Any title defects or encumbrances to be cleared at
the expense of the Seller. In the event of any litigation, the violating
party at fault shall be responsible for the other party's costs incurred
in obtaining enforcement. This contract is binding upon the undersigned
and their respective heirs, executors, administrators and assigns.

In witness whereof, we have hereunto set our hands and
seals this 11 day of April, 1984.

IN THE PRESENCE OF:

Orville Wallace
[Signature]

Walter F. Walden (SEAL)
Walter F. Walden (SELLER)
Julia Walden (SEAL)
James O. Chasteen (SEAL)
James O. Chasteen (PURCHASER)
Helen P. Chasteen (SEAL)
Helen P. Chasteen (PURCHASER)

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PRESENT

Personally appeared the undersigned witness and made oath
that (s)he saw the within named Seller (s) and Purchaser (s) sign, seal
and as their act and deed deliver the within Bond for Title and that (s)he
with the other witness subscribed witnessed the execution thereof.

SWORN to before me this 11
day of April, 1984.

Orville Wallace

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: _____

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