

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS THAT Frank P. Hammond has agreed to sell to Michael (NMN) Collins a certain lot or tract of land in the County of Greenville, State of South Carolina, described as follows:

All of that lot of land situate on the northwest side of Crestline Road, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 12 of Block "A" on plat of Hillandale Heights, made by T. M. Welborn, Surveyor, October 7, 1950, revised by J. C. Hill, February 15, 1949, recorded in the RMC Office for Greenville County, S. C., in Plat Book Y, at Page 113, reference to said plat being craved for a metes and bounds description thereof.

Also, 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 a portion of Lot No. 11 of Block A on plat of Hillandale Heights, recorded in the RMC Office for Greenville County in Plat Book Y, at Page 113, and being more fully shown on plat entitled "Survey for G. H. Becker and Margaret Becker" dated May 14, 1974, prepared by Piedmont Engineering and Architects and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the northwestern side of Crestline Road, joint front corner of Lots 11 and 12 and running thence with the joint line of said lots, N. 57-54 W. 268.5 feet to an iron pin; running thence in a southwesterly direction 17.3 feet to an iron pin at the corner of Lot 2; running thence with the line of Lot 2, S. 13-15 W. 30.15 feet to an iron pin; running thence along the line through Lot 11, S. 55-45 E. 256.5 feet to an iron pin on the northwestern side of Crestline Road; running thence with the northwestern side of Crestline Road, N. 29-07 E. 53.99 feet to the point of beginning.

These are the identical properties conveyed to Frank P. Hammond under deed of Helen F. Gundel recorded in the RMC Office for Greenville County, S. C., in Deed Book 1029, Page 712.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Sixty-Four Thousand Five Hundred and No/100 (\$64,500.00) Dollars in the following manner: Twenty-Four Thousand Five Hundred and No/100 (\$24,500.00) Dollars upon the sale and closing of house and lot known as Lot 2, Block 2, Lakeside Estates, Unit 5, according to plat thereof as recorded in Plat Book 8, Pages 53 and 54, of the public records of Clay County, Florida, and the remaining balance of Forty Thousand and No/100 (\$40,000.00) Dollars to be paid at the rate of Three Hundred Thirty-Five and 68/100 (\$335.68) Dollars per month, beginning October 1, 1976, including interest at the rate of nine (9%) per cent per annum, due and payable on the first of each and every month thereafter until paid in full. Purchaser hereunder agrees that one year from the date hereof he will make application to apply to Greer Federal Savings and Loan Association for a mortgage thereon existing previously given by the Seller and upon approval of said application, title will pass and said loan will be assumed. In the event for any reason the Purchaser hereunder is unable to obtain said financing all terms and conditions of this Bond for Title will remain in full force and effect until such time as these conditions can be fulfilled. If said monthly payments are not made, the unpaid balance is to bear interest until paid at same rate as principal and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition, a reasonable attorney's fee is to be paid. The purchaser agrees to pay all taxes while this contract is in force.