

702 Parkins Mill Rd  
Greenville, SC 29607  
STATE OF SOUTH CAROLINA

FILED  
AUG 24 4 42 PM '79  
DONNIE S. PARKERSLEY  
R.M.C.

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BOND FOR TITLE

COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between \_\_\_\_\_

✓ EMMIE LOU NELSON (formerly Emmie Lou Swcdenberg), hereinafter called "Seller",

and WILLIAM J. NEWHOUSE, III  
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 lot of land with improvements thereon situate on the western side of Parkins Mill Road (formerly known as Dakota Avenue) in the City of Greenville, County of Greenville, State of South Carolina being shown as the major portion of Lot A on a revised portion of Sherwood Forest and Windfield Heights dated October 1959, prepared by Dalton & Neves, Surveyors and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Parkins Mill Road, which point is N 29-24 E 10 feet from the joint corner of Lot A and Lot B and running thence with the new line through Lot A N 61-31 W 145.5 ft. to an iron pin; thence N 26-58 E 100 feet to an iron pin on the southern side of Lady Marian Lane; thence with said lane S 60-02 E 125 feet to an iron pin; thence S 15-19 E 35.5 feet to an iron pin on Parkins Mill Road; thence with said road S 29-24 W 70.9 feet to the point of beginning.

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: \$44,000.00 payable \$300.00 per month beginning October 1,

1977, including principal and interest, and a like payment being due on the first day of each month thereafter until August 1, 1979. At that time the payment is to increase to \$400.00 a month beginning August 1, 1979 and a like payment being due on the first day of each month thereafter until paid in full, all payments to include interest computed at the rate of eight (8%) per cent per annum on the unpaid balance.

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