



five star realty



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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

GREENVILLE

AUG 26

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DONNE TANKERSLEY
R.H.C.

BOND FOR TITLE

BOOK 1132 PAGE 199

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakevie Acres, Inc.

, hereinafter called "Seller", and JANE CARSON

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville containing 4.25 acres as shown on a plat prepared by T.H. Walker, Jr. R.L.S. 3182, and having the following metes and bounds, to wit:

Beginning at a point in the center of the cul-de-sac on the new cut road and running N. 81-20 W. 236 feet to a point also in said road; thence N. 2-27 W., 463.18 feet to an iron pin; thence S. 83-27 W., 564.5 feet to an iron pin; thence S. 35-20 W., 532.1 feet to the point of beginning.

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:

Buyer agrees to pay a sales price of \$8,500.00 (Eight Thousand Five Hundred Dollars).
Buyer also agrees to pay a down payment of \$400.00 (Four Hundred Dollars).
Seller agrees to finance the balance of \$8,100.00 (Eight Thousand One Hundred Dollars) at an interest rate of 10% over a period of 20 years. Monthly payments to be in the amount of \$77.70 (Seventy Seven Dollars and Seventy Cents). First payment to be due on or before September 15, 1980. All payments will be due on the fifteenth of each month. A five percent late charge will be added on any payments made after the due date. *made 15 days after due date JEC jc.

Make payments payable to
Lakevie Acres, Inc.
P.O. Box 655
Simpsonville, South Carolina 29681

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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.

4. OCCUR

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