



five star realty



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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED *M. Bachtel*
403 *Memberly Lane*
Simpsonville, S.C. 29681
SEP 17 2 01 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOND FOR TITLE BOOK 1133 PAGE 714

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview Acres Company, Inc., hereinafter called "Seller", and Gary L. Woolum and Theresa C. Woolum 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated 7.76 acres as shown on plat of Gary L. and Theresa C. Woolum as prepared by T. H. Walker, Jr., RLS and having according to said plat, such metes and bounds, as appear thereon. This plat containing 8.41 acres.

~~SEE EXHIBIT FOR COMPLETE DESCRIPTION~~

BEGINNING at a point in the County Road and running down said road N78-42E, 155 feet, thence S9-29E, 722.35 feet; thence S67-32W, 246.48 total to an iron pin; thence N80-24W, 321.05 feet to an iron pin; thence S85-29W, 323.9 total to a nail and caps; thence N2-41E, 325.3 feet; thence S87-40E 475 feet to an iron pin; thence N13-20E, 455.2 total to the point of beginning.

Grantors reserve the right of way as shown on a plat prepared by T. H. Walker, Jr. of Lakeview Acres for the purpose of dedicating same to the county.

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 there-to, 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:

Total sales price:	\$ 18,520.00
Down payment:	1,800.00
Balance - financed:	\$ 16,720.00
Term:	Fifteen (15) years
Interest rate:	Ten (10) percent per annum
Monthly payment:	\$179.67
Beginning:	

(Note: A total of Three Hundred (\$300.00) Dollars was held in escrow but only \$150.00 was used a credit towards the down payment listed above, balance of \$150.00 was applied to survey charge!)

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.

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