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GREENVILLE CO. S. C.  
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DONNERSLEY  
INC

BOOK 1143 PAGE 477

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview Acres  
Co. Inc. hereinafter called "Seller", and John E. and G. Darlene  
Harris 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 County of Greenville containing 4.46 acres more or less being fully shown on a plat prepared by T.H. Walker Jr. R.L.S. 3182. Said property is located at the northern end of Cody Lane and bounded on the west by A. Rixon on the south by Lakeview Acres and on the east by William Jourdian.

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 aforesaid real estate until 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:

A total purchase price of \$10,075 (Ten Thousand Seventy Five Dollars) is to be paid as follows:

A down payment of \$250 (Two Hundred and Fifty Dollars) is to be paid at closing. The balance of \$9,825 (Nine Thousand Eight Hundred and Twenty Five Dollars) will be financed by Lakeview Acres Co. Inc. over a period of 20 years at an interest rate of 11 percent.

Monthly payments will be in the amount of \$101.42 (One Hundred and One Dollars and Forty Two Cents). The first payment will be due and payable the 24th of February 1981. All other payments will be due and payable the 24th day of each month. A ten dollar Late Charge will be added on any payment received after ten days after due date.

Make payments payable to: Lakeview Acres Co. Inc  
P.O. Box 811  
Simpsonville, S.C. 29691

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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