



five star realty



122 Hedge • P. O. Box 655 • Simpsonville, S. C. 29681 • 803-963-3741 • 803-963-3484

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RECORDED
APR 11 1981
SIMPSONVILLE
BOND FOR TITLE

BOOK 1144 PAGE 211

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

L. Alfred Vaughn

Steven R. Hoapland

and Marla C. Hoapland, his wife

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:

House, Garage, Lot - Known as 714 West Curtis Street, Simpsonville, S. C. 29681.

Legal description as follows: ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, located near the town of Simpsonville, adjoining lands of Woodside Mills, and other lands of H. D. McLaurin, being more fully described as follows:

BEGINNING at a point in public road (iron pin 16 feet back on line) and running thence along line of Woodside Mills (land now used for ball park) N. 18-50 W. 309 feet to an iron pin; thence S. 72-40 W. by an iron post 50 feet to an iron pin; thence S. 18-50 E. approximately 311 feet more or less to a point in public road thence along public road N. 64-15 E. 50 feet to the beginning corner.

THIS is the same property conveyed to the Grantor by deed of M. E. Thackston dated July 13, 1950 and recorded in the R. M. C. Office for Greenville County on July 26, 1950, in deed book 415 at page 39.

THIS conveyance is made subject to any restrictions, right-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

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 abovescribed 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:

The total purchase price of the property which the Buyer shall pay is \$14,000. Which sum shall be paid as follows: \$1,000 as down payment, balance of \$13,000 to be financed at 12% interest for a period of twenty years. Monthly payments to be \$43.15. First payment due April 1, 1981. No penalty for early payoff.

Payment to be made to:

L. Alfred Vaughn
Route 4, Box 205
Simpsonville, S. C. 29681

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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