

FILED
CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
3 17 PM '83
HARRISLEY

VOL 1180 PAGE 976

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____
GILDER CREEK DEVELOPMENT COMPANY, a General Partnership---, hereinafter called "Seller,"
and Jack D. Eddy
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, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Tract No. 20, containing 4.00 acres, more or less, as shown on plat entitled "Property of Gilder Creek Development Company", dated January 10, 1983, recorded in the Greenville County RMC Office in Plat Book 9F at Page 39 reference being craved herewith to said plat for exact metes and bounds.

Pt. DIVIDED For 1984

16(140) 550.4-1-20 -> 4R (NOTE)

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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 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:
The purchase price shall be the sum of Eighteen Thousand and no/100 (\$18,000.00) Dollars, due and payable as follows: The sum of Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars to be due and payable upon the execution hereof; and the remaining balance of Fifteen Thousand Five Hundred and No/100 (\$15,500.00) Dollars to be paid in 35 monthly payments of \$250.00 which amount shall apply first to interest and then to principal, interest computed at an annual rate of 12%; these payments beginning April 1, 1983, with a 36th and final payment being made March 1, 1986 in the amount of \$11,657.69, which shall include a loan balance of \$11,542.27 plus the last month's interest of \$115.42. Buyer shall pay interest only on February 1, 1983 in the amount of \$77.50 and on March 1, 1983 in the amount of \$155.00. No penalty for prepayment.

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