

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 JOHN A. BOLEN, INC., hereinafter called the "Seller", and HERSCHEL Q. PEDDICORD and REBECCA B. PEDDICORD, hereinafter called "Buyers", of Greenville County, South Carolina.

## WITNESSETH:

For and in consideration of the sales price and mutual covenants hereinafter contained the Seller does hereby agree to sell unto the Buyers, and the Buyers do hereby agree to buy, the following described real estate, to-wit:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 265 on a plat of Canebrake, Section III, prepared by Arbor Engineering, dated November, 1980 and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 7X, page 87, subsequently revised and recorded in Plat Book 7X, page 97, reference to said plat is hereby craved for a metes and bounds description thereof.

-11-195-534.8-1-7 NOTICE

1. Deed. Subject to full payment of the purchase price and all interest herein the Seller shall execute and deliver to the Buyers, their heirs or assigns, a good and sufficient Warranty Deed with documentary stamps attached and dower duly renounced to the above described real estate, conveying a good, marketable fee simple title thereto, free of all liens and encumbrances, subject only 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.

2. Purchase Price. As the total purchase and sales price for the above described property, the Buyers hereby covenant and agree to pay unto the Seller the following total sum or sums which the Buyers reserve the right to prepay in whole or in part at any time, to-wit:

Total Purchase Price:	\$89,950.00
Down Payment	<u>6,000.00</u>
Balance due and owing on Purchase Price	\$83,950.00

The balance of Eighty-Three Thousand Nine Hundred Fifty and No/100 (\$83,950.00) Dollars to be paid by Buyers as follows: Interest only in the amount of \$750.00 per month, with the first payment due on September 1, 1984 and continuing on the same date of each month thereafter for a period of five years from date; said interest payments shall be considered interest expense to Buyers and interest income to Seller. The total principal payment and any accrued but unpaid interest shall be due five years from date. Buyers reserve the right to

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