

W. Daniel Yarborough, Jr., Attorney
GREENVILLE CO. S. C.

1052 PAGE 721

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 Danco, Inc. (A South Carolina Corporation) hereinafter called "Seller", and Kenneth E. Long and Margaret M. Long 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 piece, parcel or lot of land situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot 63 on plat of Forrester Woods, Section 7, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at pages 21 and 22.

Buyer's address: 217 Parliament Road
Greenville, S. C. 29607

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 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:

\$57,510.00 to be paid as follows:

(A) \$10.00 on sealing of these presents.

(B) \$2,000.00 on the buyers' taking occupancy.

(C) \$55,500.00 on or before April 15, 1978. Said \$55,500.00 may be paid in cash or may be paid by Buyer assuming the current mortgage on the property and paying the equity in cash at closing.

(D) During the term of this agreement Seller will allow the Buyer to occupy the premises beginning April 15, 1977. For the privilege of occupancy, the Buyer agrees to pay unto the current mortgagee of said property the monthly payments due and payable on said mortgage in accordance with the terms of said mortgage note, a copy of which is attached hereto and made a part hereof (Exhibit "A"). Payments on said mortgage shall be pro-rated as of date of occupancy. Real property taxes shall be prorated as of date of occupancy. Buyer shall be responsible for swimming pool maintenance fees.

(E) The above described property shall have a completed dwelling finished in a workmanlike manner in a manner similar to other houses recently completed by Seller for resale in the same subdivision. The following allowances for special items shall apply: (1) lighting fixtures and installation \$400.00; (2) wallpaper and installation \$400.00; (3) carpet, pad, installation \$9.00 per yard.

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.

4328 RV-2