

GREENVILLE CO. S.C.
13 2 15 1978

WITNESSETH

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BOND FOR TITLE

THIS AGREEMENT made and entered into this 18th day of July, 1978, by and between Sylvia L. Gullede of Greenville County, South Carolina, hereinafter referred to as Seller, and Sandra L. Newton, hereinafter referred to as Purchaser.

WITNESSETH:

The Seller hereby contracts and agrees to sell to the Purchaser, and the Purchaser hereby agrees to buy at the price and at the terms hereinafter set forth, the following described lot or parcel of land situate in the County of Greenville, State of South Carolina, being described as follows:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 106 of Trentwood Horizontal Property Regime as is more fully described in Master Deed dated October 16, 1974, and recorded in the R.M.C. Office for Greenville County in Deed Vol. 1008 at Pages 527-611 and survey and plot plan recorded in Plat Book 5-H at Page 48.

This conveyance is made subject to any and all easements, rights of way and restrictions affecting said property or as shown on said plat.

The purchase price which the Purchaser shall pay for the said property is the sum of Fifty Three Thousand and No/100 (\$53,000.00) Dollars, which sum shall be paid as follows: Three Thousand (\$3,000.00) Dollars on execution of this agreement; assumption of unpaid balance of mortgage at Fidelity Federal Savings & Loan Association having a current balance of Thirty Seven Thousand Three Hundred Eighty Five and 02/100 (\$37,385.02) Dollars and the balance of Twelve Thousand Six Hundred Fourteen and 98/100 (\$12,614.98) Dollars on or before delivery of the deed which closing shall be on or before 1 July 1979.

The Purchaser will pay all taxes, assessments, and insurance on the subject property and Purchaser will pay all future mortgage payments.

Seller agrees to attempt to have Purchaser listed as an additional insured on the relevant insurance policies.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Purchaser or her assigns, by deed with general warranty, free and clear of all liens and encumbrances, except the mortgage assumed herein, save and except taxes not then due and payable.

The Purchaser agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of sixty (60) days default by the Purchaser in making any of the payments herein provided for, then, at the option of the Seller all rights and interests of the Purchaser under this Agreement may thereupon be declared terminated by the Seller. The Seller may take and enjoy any other remedy which may be proper in the premises.

The annual percentage rate of this contract is zero (0%) per cent.

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