

JOHN M. DILLARD, P.A., GREENVILLE, S.C. CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DEED BOOK 1119 PAGE 668
JAN 23 PM '80
DANKERSLEY
R.M.C.

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____
WILMA H. MULLINAX, hereinafter called "Seller", and _____
GERALD R. GLUR, 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 Condominium Unit known and designated as Unit No. 43 of the Bridgeview Phase II Horizontal Property Regime as established and more fully described in a Master Deed thereof appearing of record in the RMC Office for Greenville County, S.C. in Deed Book 1004, Page 647, this being the same property conveyed to Wilma H. Mullinax by Deed of Project 20, Inc., recorded in the RMC Office for Greenville County, S. C. in Deed Book 1024, Page 882 on September 26, 1975.

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 aforesaid 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 for the within property is \$32,950.00, \$11,950.00 of which has been credited to the Seller through the conveyance to her as a trade of Lot No. 9 Chastain Drive, Greenville, South Carolina. There now covers the above property a mortgage to First Federal Savings & Loan Association appearing of record in Mortgage Book 1349, page 680 in the original sum of \$22,000, which has a balance due as of October 31, 1978 of \$21,229.25, which balance the Buyer has agreed to assume. The amount due on this Bond for Title is accordingly \$21,229.25, which is due and payable by the Buyer to the Seller in monthly installments in the sum of \$218.57 each (this being the amount due on the monthly payments including escrow charges to First Federal on the above mortgage). Said payments shall be made by the Buyer to the Seller on the first day of each month commencing on February 1, 1980 at the same rate of interest as the First Federal Loan above recited, which payments shall continue until said balance has been paid in full. As a condition for this Bond for Title, the Seller agrees to use all payments paid to her by the Buyer and to promptly use the same to pay and keep current all payments to First Federal Savings & Loan Association on the Loan covering said property. In event of default in payments by Seller of said First Federal payments, there shall exist a default in this Bond for Title and in the Bond for Title given by Gerald R. Glur to Wilma H. Mullinax of even date herewith covering Lot No. 9 Chastain Drive, Greenville, S.C.

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 peacefully occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

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