

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... FILED
CO. S. C.
APR 14 4 44 PM '81
R.M.C. STAMERSLEY

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between DEE SMITH CO., INC., hereinafter called "Seller",

and WILLIAM B. BYRON, 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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 241 on plat of DEVENGER PLACE, SECTION 12, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X, at Page 18, reference to which is hereby made for a more complete description by metes and bounds.

DOCUMENTARY
STAMP
APR 14 1981 820.16

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 \$97,900.00, with \$40,000.00 cash being paid herewith, receipt of which is hereby acknowledged by the Seller; the remaining balance of \$57,900.00 shall be payable in full with interest at the rate of 14.25% on or before sixty (60) days from the date hereof represented by the Purchasers securing permanent financing.

IT IS expressly understood and agreed by and between the parties hereto that the costs of all extras for the house shall be paid by the Purchasers to the Seller within sixty (60) days from the date hereof.

SCOTT COUNTY, N.Y. 1981 1175

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