

GR: FILED  
S.C.  
3 55 PM '81  
W. H. C. WATERSLEY

BOOK 1147 PAGE 890

LADCO OF LAURENS

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 Lakeview Acres  
Co. Inc., hereinafter called "Seller", and Robert E. and  
Martha B. Scott 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville containing 6.0 acres as shown on a plat prepared by T.H. Walker, Jr. R.L.S. 3182 and having the following metes and bounds to wit:

BEGINNING at a point in Cody Lane and running S. 10-01 W., 835.9 feet to an iron pin on the north bank of Perry Creek thence; along said creek N. 57-49 W., 119.4 feet to a point thence; N. 40-41 W., 90.7 feet to a point thence; N. 63-54 W., 225 feet to a point thence; N. 38-58 W., 129.6 feet to a point thence; N. 51-20 W., 20 feet to an iron pin also on the northern bank of Perry Creek thence; leaving said creek N. 45-15 E., 721.05 feet to a point in Cody Lane thence; S. 66-42 E., 49.92 feet to a point thence; S. 77-15 E., 49.92 feet to the point of beginning.

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 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:

\$2,750 (Two Thousand Seven Hundred and Fifty Dollars) X 6 acres = \$16,500

A sales price of \$16,500 (Sixteen Thousand Five Hundred Dollars) is to be paid as follows:

A down payment of \$1,650 (One Thousand Six Hundred and Fifty Dollars) is to be paid upon closing. Lakeview Acres Co. Inc. will finance the balance of \$14,850 (Fourteen Thousand Eight Hundred and Fifty Dollars) over a period of 20 years (240 monthly payments) at an interest rate of 11%. Monthly payments will be in the amount of \$153.32 (One Hundred Fifty Three Dollars and Thirty Two Cents) with the first payment due on June 1, 1981. All remaining payments will be due and payable the first day of each month. A ten dollar Late Charge will be added on any payment received after the tenth day of each month.

Make payments to: Lakeview Acres Co. Inc.  
P.O. Box 811  
Simpsonville, S.C. 29681

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.

6  
9  
00  
0.

6070  
NOV 12 1981  
241

4328 RV-2