

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

187
SLEY

Vol 1108

BOND FOR TITLE

THIS CONTRACT entered into by and between MILLARD P. GARLAND and LILLIE MAE GARLAND, hereinafter called Sellers, and MICHAEL G. EDMONDS, hereinafter called Purchaser.

W I T N E S S E T H :

The Sellers hereby agree to sell and convey unto the Purchaser the following described property.

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and known and designated as Lot 35 as shown on a plat of the B. E. Greer Property recorded in the RMC Office for Greenville County, S. C., and the parcel of land adjoining the said Lot 35 at the rear as shown by plat recorded in plat book "K" at page 92, the parcel of land as a whole having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 34 and 35 on the Northern side of Rogers Avenue and running along the Northern side of Rogers Avenue, N. 83-55 E. 78 feet to an iron pin; thence N. 5-50 W. 189.8 feet to an iron pin; thence S. 83-03 W. 48.3 feet to an iron pin; thence S. 26-41 W. 105.6 feet to an iron pin; thence N. 83-55 E. 27.8 feet to an iron pin; thence S. 5-50 E. 78 feet to an iron pin, the point of beginning.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Twenty-Nine Thousand and No/100 (\$29,000.00) Dollars, payable One Thousand and No/100 (\$1,000.00) Dollars, the receipt of which is hereby acknowledged, and the balance of Twenty-Eight Thousand and No/100 (\$28,000.00) Dollars to be payable in monthly installments of Three Hundred Eight and 31/100 (\$308.31) Dollars per month, with the first payment due and payable on July 1, 1982, from the date of the execution of this instrument including interest at the rate of Twelve per cent (12%) per annum to be computed from date and paid monthly and the remaining installments due on a like day of each month thereafter until paid in full.
2. Upon the full payment of the aforesaid consideration, the Sellers will convey unto the Purchaser a fee simple, warranty deed to the above described property, free of all encumbrances. (235) 167-8-22 (NOTE)
3. Taxes are to be prorated as of the date of the execution of this Contract and the Purchaser agrees to pay all taxes and assessments accruing after the date hereof and the Purchaser agrees to insure the dwelling in at least the amount of the outstanding indebtedness of the Bond for Title described herein. The Purchaser shall pay the aforesaid taxes and insurance in the amount of \$32.66 per month commencing July 1, 1982 and \$32.66 on a like day of each and every month thereafter until this Bond for Title is paid in full. This payment of \$32.66 constitutes one-twelfth (1/12) of the total amount due for annual county taxes and homeowner's hazard insurance.

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