

1197-897

FILED
GREENVILLE

STATE OF SOUTH CAROLINA OCT 5 1983
COUNTY OF GREENVILLE

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between
Robert B. Aljoe, hereinafter called "Seller",
and Aaron A. Awtry a/k/a Aaron Arnett Awtry
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 piece, parcel or tract of land situate, lying and being on the northeastern side of Edgemont Avenue near Greenville in Greenville County, South Carolina, containing 3.636 acres, more or less, and having according to a plat of a Survey for Robert Aljoe dated July 26, 1982 prepared by C. O. Riddle, R.L.S. #1347 and recorded in the R.M.C. Office for Greenville County in Plat Book 9-D at Page 59, the following metes and bounds, to wit:

13(235) 145-1-8.1 (NOTE)

BEGINNING at an iron pin on the northeasterly side of Edgemont Avenue at the joint corner of property herein and property now or formerly of Harvey C. Watson and running thence along the joint line of said tracts N. 29-12 E., 526.98 feet to an iron pin; thence S. 54-07 E., 329.56 feet to an iron pin; thence S. 25-53 W., 185.92 feet to an iron pin; thence N. 60-27 W., 4.89 feet to an iron pin; thence S. 23-59 W., 136.16 feet to an iron pin; thence N. 63-43 W., 74.91 feet to an iron pin; thence along the line of property herein and property now or formerly of Mary M. Whitlock S. 25-16 W., 149.53 feet to an iron pin on the northeasterly side of Edgemont Avenue and thence running along said side of Edgemont Avenue N. 63-45 W., 362.73 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Seller herein by Bond for Title from Harvey C. Watson, recorded in the RMC Office for Greenville County on August 12, 1982 in Deed Book 1172, page 60.

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 of this real property is Thirty Thousand (\$30,000.00) Dollars. However, this land is sold subject to a mortgage to secure the fulfillment of the buyer and sellers contractual obligations as set forth in the parties contract, note and mortgage. Said mortgage filed at Book _____, Page _____, R.M.C. Office for Greenville County, South Carolina. The total purchase price for the business is \$74,000.00 with \$70,000.00 financed.

(CONTINUED ON NEXT PAGE)

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