

22-170
A. S. ...

0775

Taxes and Insurance. The Buyer covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that he will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies, authorized to do business in the State of South Carolina, in a sum of not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies. The Buyer will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Buyer fails to pay for such taxes and insurance when due, the Seller shall have the right to pay for the same and add the costs thereof to the balance due on the purchase price, which shall bear interest at the rate hereinabove provided.

5. Escrow Account. The Seller in his discretion may require the Buyer to deposit with Seller in addition to the payments above provided for principal and interest payable under the terms hereof a sum equal to 1/12 of the annual taxes, public assessments and insurance premiums and the Seller may at his option pay said items and charge all advances therefore to the indebtedness due hereunder, or segregate said funds and apply the same toward payment of said taxes, public assessments and insurance premiums. Said escrow payments shall not bear interest to the Buyer.

6. Defaults. The Buyer covenants that in the event of any of the sums set forth above shall not be paid when due (including interest, principal, taxes and insurance), or in the event the Buyer fails and neglects to carry out any of the terms, conditions and obligations set forth in this Bond for Title, the Seller shall give written notice duly transmitted by regular United States Mail addressed to the last known mailing address of the Buyer notifying the Buyer of such default, and if the Buyer fails to remedy such default within ten (10) days after receipt of such written notice, the Seller may declare this Bond for Title terminated, null and void, and all sums paid hereunder by the Buyer shall be deemed forfeited with the right of the Seller to retain the same in satisfaction of rental of the premises and, in such event, the Seller shall be discharged in law and equity from any liability to deliver the aforementioned Warranty Deed, and shall have the right to enter upon and take possession of the premises, excluding the right of all persons who may be occupying the same, without suit or resort to any court, eviction, foreclosure or other legal or equitable remedy. ~~Notwithstanding the right of the Seller to recover the sums paid hereunder to the extent of the sums so paid, the Seller shall not be liable to the Buyer for the return of such sums, and the Buyer shall be deemed to have irrevocably assigned to the Seller the right to recover such sums, and the Seller shall be deemed to have accepted such sums as payment of the purchase price of the premises, and the Seller shall be deemed to have accepted such sums as payment of the purchase price of the premises, and the Seller shall be deemed to have accepted such sums as payment of the purchase price of the premises.~~

7. Time is of the essence of this agreement. The Buyer shall not assign, transfer or encumber any right that Buyer may have under this Bond for Title until such time as said Buyer has paid the full purchase price and all interest due hereunder and receives from the Seller the above mentioned deed. The words "Seller" and "Buyer" as used herein shall include the masculine and feminine gender, singular and plural, and shall include any person, partnership or corporation as the context may require. This agreement contains the entire agreement between the parties and shall inure to the benefit of and become binding upon the Buyer and the Seller, their heirs, assigns, successors, executors and administrators.

8. Refinancing. In the event that the equity of the Buyer in the above described property becomes sufficient to enable the Buyer to take a deed and legal title to the above described property and to place thereon a mortgage loan at then current interest rates by either Government insured or conventional financing, the Buyer shall upon the request of the Seller accept delivery of the above mentioned deed to the above described property, sign all such applications and execute all such papers as may be requested by Seller to finance by way of a mortgage loan the above described property, with all closing costs permitted by law to be paid by Seller.

9. This Bond for Title is personal to the Buyers and is not assignable by the Buyers to a third party or parties without the previous written consent of the Seller.

10. The sale of the above described property includes the stove and certain curtain rods located therein.

Continued from reverse side

Deed Book 1137, page 818 on November 24, 1980, the one-half (1/2) interest of Robert P. Harling having been conveyed to C. Darrell Floyd by deed recorded in Deed Book 1160, page 622 on January 6, 1982 and is hereby conveyed subject to all rights-of-way, easements, conditions, public roadways, and restrictive covenants reserved on plats and other instruments and actually existing on the ground affecting said property.

IN WITNESS WHEREOF, the Buyer and Seller have caused this Bond for Title to be executed this 18th day of January A.D., 19 84.

In the Presence of:

Jessie N. Soule
J. M. Miller

C. Darrell Floyd Seller
C. DARRELL FLOYD Seller
William Michael Arthur Buyer
WILLIAM MICHAEL ARTHUR Buyer
Pamela K. Arthur Buyer
PAMELA K. ARTHUR Buyer

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as (his) (their) act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of January 19 84

Jessie N. Soule (SEAL)
Notary Public for South Carolina
My Commission Expires: 9/6/93

J. M. Miller

1328-172