

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 John C. Balcombe and Rita G. Balcombe 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 2.45 acres being known as Tract No. 34 of Lakeview Acres on a plat prepared by T.H. Walker, Jr. R.L.S. 3182 and recorded in Greenville County Courthouse in Plat Book 8U at Page 29.

- 23-50- 564.1-1-4.36
 out of 564.1-1-4.2

Beginning at an iron pin in the center of the cul-de-sac on the western side of Cody Lane and running N. 7-37 E., 484.8 feet to an iron pin being joint rear corner with J. Fowler; thence N. 87-49 W., 226.6 feet to an iron pin being joint rear corner with E. Hendrix; thence S. 87-25 W., 209.2 feet to an iron pin being joint rear corner with R. Wilson; thence S. 37-43 E., 606.5 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 there-to, 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:

A total purchase price of \$6,125.00 (Six Thousand One Hundred and Twenty Five Dollars) is to be paid as follows:

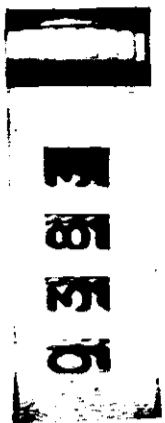
A down payment of \$1,500 (One Thousand Five Hundred Dollars) due at closing. The balance of \$4,625 (Four Thousand Six Hundred and Twenty Five Dollars) will be financed by Lakeview Acres Co. Inc. over a period of 10 years at an interest rate of 11%. Monthly payments will be in the amount of \$63.71 (Sixty Three Dollars and Seventy One Cents). The first payment will be due and payable the 14th day of August, 1984. All other payments will be due on the 14th day of each month. A ten dollar late charge will be added to any payment received after the 24th.

Make all payments to: Lakeview Acres Co. Inc.
 P.O. Box 811
 Simpsonville, South Carolina 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.

[REPRODUCED ON NEXT PAGE]

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