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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

THIS BOND FOR TITLE entered into the day and year hereinafter set forth by and between James B. McGowan and Dorothy S. McGowan hereinafter referred to as "Seller" and Curtis M. Love and Nettie Ferguson, hereinafter referred to as "Buyer".

WITNESSETH:

For and in consideration of the sale price and the mutual covenants herein contained, the Seller does hereby agree to sell and the Buyer does hereby agree to buy, the following described real estate:

All that piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina and designated as Lots No. 51 Section A of the subdivision known as Englewood Estate, of the property of M. W. Fore plat of which is recorded in the RMC Office for Greenville County in Plat Book Y, Page 140, Plat Book BB Page 11 and Plat Book BB, Page 177.

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, and subject only to rights-of-way and easements of public record and actually existing on the ground affecting the above described property, subdivision set back lines, easements, and restrictions of public record, all as exist at the time of the execution of this Bond for Title. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the afore described 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 sum of One Thousand and no/100 Dollars (\$1,000.00) which the Buyer reserves the right to prepay in whole or in part at any time, in the following manner, to-wit:

(a) Three Hundred and no/Dollars (\$300.00) paid prior to the execution of this document.

(b) The remaining balance will be paid in 20 equal consecutive monthly payments of Forty and no/100 Dollars (\$40.00). Buyer agrees to pay interest in the amount of One Hundred and no/Dollars (\$100.00) for a total balance of Eight Hundred and no/100 Dollars (\$800.00).

3. Occupancy. Upon execution of this document and thereafter, 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.

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