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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 HELEN M. DOUGLAS SCOTT, hereinafter called "Seller", of Greenville County, South Carolina, and ELDEN CARROLL and BEATRICE Y. CARROLL, hereinafter called "Buyers", of Greenville County, South Carolina.

W I T N E S S E T H :

For and in consideration of the mutual covenants herein contained, the Seller does hereby agree to sell unto the Buyers, and the Buyers do hereby agree to buy, the following described real estate, to-wit:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, being shown and designated as Lots 15 and 16, Block C, Buena Vista, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W at pages 11 and 29, and having such metes and bounds, courses and distances as are shown on said plat; being the same property conveyed to William J. Douglas and Helen M. Douglas by James R. Mann by deed dated April 10, 1952, and recorded in the R.M.C. Office For Greenville County in Vol. 454 at page 412.

1. Deed. Subject to payment of purchase price provided for herein, the Seller shall execute and deliver to the Buyers, or their 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. 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 the covenants herein contained.

2. Purchase Price. As the total purchase price for the above property, the Buyers hereby covenant and agree to pay unto the Seller the sum of \$15,000.00 which shall be due and payable as follows:

(a) The sum of \$300.00 at the date of this Bond for Title, and,

(b) The balance of \$14,700.00 in equal monthly installments in the sum of \$113.46 each, with the first monthly installment becoming due and payable on the 10th day of May, 1970, and on the 10th day of each and every month thereafter until paid in full.

(c) Buyer will have the option of paying additional toward principal. There shall be no penalty for paying off early provided the loan is not paid off within the first five (5) years. The Seller is to furnish a good Warranty Deed when balance is paid in full.

(d) If the interest rate on home mortgages at local lending agencies falls below the rate of 8%, the rate of interest as provided for in the contract between Helen M. Douglas Scott and Elden and Beatrice Y. Carroll shall also be lowered to prevailing rate.

(Continued on next page)

for Measurement See Deed Book 902 Page 186 to David Carrol & Charlene C