



BOOK 1010 PAGE 733

STATE OF SOUTH CAROLINA)
) BOND FOR TITLE
COUNTY OF GREENVILLE)

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between DONALD BENGARD, JULES HEYMANN, and HARRY A. CHAPMAN, JR., hereinafter called "Seller" and PATRICIA H. STEPHENS and THOMAS ALAN STEPHENS, hereinafter called "Buyer", 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 Buyer, and the Buyer does hereby agree to buy the following described real estate, to-wit:

ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as Lot No. 107. Section 3, as shown on a plat entitled, Revised Portion, Section 3, Piedmont Manufacturing Company, Greenville County, Piedmont, South Carolina, made by Delton & Neves, February, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book X at Page 146. According to said plat the within described lot is also known as No. 4 Mill Street and fronts thereon 67 feet.

1. Deed. Subject to payment of purchase price provided for 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. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforesaid 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 herein covenant and agree to pay unto the Seller the principal sum of \$7,000.00 and interest at the rate of nine (9%) percent per annum which shall be due and payable as follows:

a. The sum of \$1,000.00 shall be paid as a down payment upon the execution of this agreement. The sum of \$6,000.00 shall be paid in equal monthly installments in the amount of \$124.56 each, with the first monthly installment becoming due on the ~~15th day of November~~, 1974, and like payments are to be made no later than the ~~15th day~~ of each month thereafter until paid in full.

Copy

1st day

b. The principal balance due on the purchase price shall bear interest at the rate of nine (9%) percent per annum, with

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