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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

BOND FOR TITLE

THIS BOND FOR TITLE entered into this d	ay and year hereinafter set forth by and between W. RICHARD JAMES
AND PHILIP K. TRAMMELL	, hereinafter called "Seller", and RICHARD EDMONDS
AND LINDA EDMONDS	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:

A four (4) room house and lot located at Number 9 Montana Street, City View, being more particularly described as follows:

ALL that certain piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Montana Street near the City of Greenville, being a portion of Lots 83, 84 and 85 and 86 on plat of Morgan Hill Addition, recorded in Plat Book A, at page 70, and according to a survey by J. C. Hill is described as follows:

BEGINNING at an iron pin on the southern side of Montana Street, and which pin is 171.85 feet east from Dyer Street; and running thence with the southern side of street, N. 88-45 E. 53.1 feet to an iron pin, thence S. 5-00 W. 156 feet to an iron pin; thence S. 88-45 W. 47.25 feet to inon pin; thence N. 3-15 E. 156 feet to the beginning corner.

- 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, 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 aforedescribed 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:

Five Hundred (\$500.00) Dollars upon signing of the contract of sale; The balance of Sixty-Five Hundred (\$6,500.00) Dollars at an annual interest rate of eight per-cent (8%) per annum, simple interest, to be paid in monthly installments of Seventy Five (\$75.00) Dollars. These payments will be due on the 5th of each and every month, beginning August 5, 1976.

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^{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.