

1932 3 12 5 11
COUNTY CLERK
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

THIS AGREEMENT, made and entered into by and between Edward H. Hembree Builders, Inc., hereinafter called Seller, and James M. Boiter, hereinafter called Purchaser,

W I T N E S S E T H:

1. The seller hereby agrees to sell and the purchaser agrees to buy all that piece, parcel or lot of land known and designated as Lot 9, Bethel Heights, recorded in Plat Book 4R at page 72 in the RMC Office for Greenville County, according to the terms and conditions set forth herein.

2. The agreed sales and purchase price is Sixty Thousand (\$60,000) Dollars, payable \$10,000 upon execution of this Agreement and the balance of \$50,000 payable by assumption and payment of the balance due on a mortgage loan to First Federal Savings and Loan Association, in the amount of \$44,649.57, which the said James M. Boiter assumes and agrees to pay in monthly installments of \$366.21, to be applied first to interest at the rate of nine per cent and the balance to principal until paid in full, with the remaining portion of the purchase price of \$5,350.43 to be paid in five equal annual installments of \$1,000.00 each plus interest at the rate of eight per cent commencing one year from date with the final balance plus interest at eight per cent due and payable six years from date.

3. In addition to the applicable monthly and annual payments set forth above, the purchaser agrees to pay the premium on a fire and extended coverage insurance policy in the amount sufficient to protect the seller's interest under this Agreement, said policy to protect the seller and purchaser both, as their interest shall appear, and to pay annual city (if applicable) and county property taxes on the within described property. The purchaser further agrees to pay any special city and/or county assessments applicable to the within described property levied after the date of this Agreement.

3 4 1 7 00 180

1.50 M

3 4 2 0 00 180

1 2 M

0 7 7 9

4328 RV-2