

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 _____

Jimmy Ray Randall hereinafter called "Seller",

and Barbara A. Chaney 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:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being at the northeastern corner of the intersection of Pendleton Road (Old Easley Road) and Arch Street in Greenville Township, County of Greenville, State of South Carolina and known and designated as a portion of Lot No. 1, Block B of the Property of H. H. Willis and Alice M. Willis according to a plat prepared by W. J. Riddle, dated December 12, 1939 recorded in the R.M.C. Office for Greenville County in Plat Book J at Page 161 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Pendleton Road (Old Easley Road) and Arch Street and running thence with the northern side of Pendleton Road in an easterly direction 77.7 feet to the corner of Lot 2; running thence with Lot 2, N. 17-30 W., 110 feet; thence S. 78-49 W., 87.4 feet to an iron pin on the eastern side of Arch Street; running thence S. 26-30 E., 100 feet to the point of beginning.

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 aforescribed 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 following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to wit:

The total purchase price for the property shall be the sum of Twelve Thousand and No/100 (\$12,000.00). Two Thousand and No/100 (\$2,000.00) Dollars shall be due and payable at the time of execution of this document and the balance to be paid as follows: the sum of Ten Thousand and No/100 (\$10,000.00) Dollars due over a period of ten (10) years to be paid in monthly payments of One Hundred Twenty-six and 68/100 (\$126.68) Dollars each at the rate of nine (9%) percent interest with the first such payment being due on the 1st day of December, 1978 and a like and equal amount due on the 1st day of each month thereafter until the entire amount shall be paid in full.

CITICORP BANK NOV 29 1978

1.0001

0.304

4328 RV-2