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GREENVILLE.CO.S.C.

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DONNIE S. TANKERSLEY  
R.M.C.

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STATE OF SOUTH CAROLINA )

BOND FOR TITLE

COUNTY OF GREENVILLE )

This Contract made and entered into this 3rd day of January,  
1979 by and between Laquita M. Baldwin (formerly Laquita M. Holland) hereinafter  
referred to as the Seller and United Builders, Inc. hereinafter referred  
to as the Purchaser;

W I T N E S S E T H

For and in consideration of the mutual covenants herein expressed  
and the further consideration of One and No/100 (\$1.00) Dollar by the Purchaser  
to the Seller paid, receipt whereof is hereby acknowledged, the Seller agrees  
to sell and the Purchaser agrees to purchase all that certain land described  
as follows:

All that piece, parcel or lot of land situate, lying and being in the  
County of Greenville, State of South Carolina, and being known and desig-  
nated as Lot No. 16 of Cunningham Acres on a plat prepared by C. O.  
Riddle, R. L. S., March, 1966, and recorded in Plat Book BBB, at page  
118, and having, according to said plat, the following metes and  
bounds, to wit:

BEGINNING at an iron pin on the southern side of Gary Avenue at the  
joint front corner of Lots 17 and 16 and running thence S. 5-20 W.,  
165 feet to an iron pin; thence running S. 84-40 E., 120 feet to an  
iron pin; thence running N. 5-20 E., 165 feet to an iron pin on the  
southern side of Gary Avenue; thence with Gary Avenue, N. 84-40 W., 120  
feet to an iron pin, point of beginning.

In consideration of the said premises, the Purchaser agrees to  
pay the Seller therefor the sum of \$49,000.00 which amount shall be due and  
payable as follows: By assumption of the mortgages heretofore executed unto  
Fidelity Federal Savings and Loan Association, having a total balance of  
\$ 28,665.43, the balance of \$ 20,334.97 to be allowed as  
payment on house and lot purchased by David R. Baldwin and Agatha L. Baldwin  
(also known as Laquita M. Baldwin - - Laquita M. Holland), the property  
being purchased known as Lot 26, Saratoga Drive, Canebrake I.

It is understood and agreed that the Purchaser will pay all taxes  
accruing upon said property from and after the date of this instrument, as  
well as all insurance premiums which shall become due from time to time.

It is expressly understood that the Purchaser herein shall maintain  
the said property in a reasonable state of repair, normal wear and tear is  
excepted.

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