

FILED
OFFICE OF THE RECORDER OF DEEDS
The State of South Carolina
COUNTY OF GREENVILLE
DORRIS W. WARRERSLEY
R.M.C.

1161-755

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, James A. Moehlenbrock

has
~~xxxx~~ agreed to

Earl V. Clanton, Jr. and Vickie D. Clanton

to certain lot or lots

land in the County of Greenville, State of South Carolina, situate, lying and being on Chastain Drive, being known and designated as Lot No. 10 as shown on a plat of MAPLE ACRES of record in the R.M.C. Office for Greenville County in Plat Book FF, at page 111, and also being known as "Property of Margaret E. McSwain and Louise B. McSwain" as shown on a plat thereof of record in the R.M.C. Office for Greenville County in Plat Book 4-K, at page 89, reference to said plats being made for a more complete description by metes and bounds,

to execute and deliver a good and sufficient warranty deed therefor on condition that they pay the sum of Twenty-three Thousand Eight Hundred and No/100 (\$23,800.00) in equal monthly installments of \$217.71 commencing 7-1-79 and continuing on the first day of each successive month thereafter until 12-1-82, all principal and accrued interest due and payable on or before 12-31-82,

~~xxxxxx~~ with interest on same from date at 10-1/2 per cent per annum payable on or before 12-31-82, which interest has already been computed and made a part of the monthly payment recited above, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings a reasonable amount

of any kind, then in addition the sum of ~~xxxxxx~~ for attorney's fees, as is shown by their note of even date herewith. The purchasers agree to pay all taxes while this deed is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when he shall be discharged in law and equity from all liability to make said deed and may

Earl V. Clanton, Jr. & Vickie D. Clanton as tenants holding over after termination of Seller agrees to continue to make payments under the terms of that certain mortgage given to Fidelity Federal Savings and Loan Association in the original amount of \$16,000.00, dated April 1, 1977, and recorded in the R.M.C. Office for Greenville County on April 1, 1977, in Mortgage Book 1393, at page 437.

In witness whereof, we have hereunto set our hands and seals this 8th day of June A. D., 1979.

In presence of:

James A. Moehlenbrock
Earl V. Clanton, Jr.
Vickie D. Clanton

James A. Moehlenbrock (Seal)
James A. Moehlenbrock, Seller
Earl V. Clanton, Jr.
Earl V. Clanton, Jr., Purchaser
Vickie D. Clanton (Seal)
Vickie D. Clanton, Purchaser

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