

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT OF BOND FOR TITLE
S. C.
DEED BOOK 1113 Page 739

This assignment of Bond For Title, entered into this day and year hereinafter set forth by and between Wade T. and Beverly R. Rainey, hereinafter called "Assignor", and Richard A. Ruby, hereinafter called "Assignee".

WITNESSETH:

For and in consideration for the sales price and mutual covenants herein contained, the Assignor does hereby agree to Sell and the Assignee agrees to Buy the following described real estate:

Lot #17 of American Bank & Trust property as is shown in Plat Book F of page 172, recorded in Greenville County R.M.C. Office.

1. Deed Subject to full payment for the purchase price as set forth below, the Seller, ALLIED ENTERPRISES OF GREENVILLE, INC. shall execute and deliver to the Buyer (Assignee) a good and sufficient Warranty Deed to the above described real estate, conveying a good, marketable fee simple title thereto, free of all heirs and encumbrances, subject to all rights of way and easements of public record and actually existing on the ground effecting the above described property and subdivision setback lines, easements and restrictions of public record.
2. Purchase Price As the total purchase and sales price for the above described property the Assignee agrees to pay the following sum or sums which may be prepaid in whole or in part at any time, to wit:
 - (a). One Thousand and no/100 (\$1,000.00) dollars cash paid upon the execution of this assignment, receipt of which is hereby acknowledged.
 - (b). Payment of promissory note in the amount of One Thousand Five Hundred Dollars (\$1,500.00) held by Assignor, Wade T. and Beverly R. Rainey. Payment of promissory note to be paid in Twenty-four payments of \$67.75 beginning at the first day of each month following execution of this assignment and continuing each month until promissory note is paid in full.
 - (c). Assumption of mortgage of ALLIED ENTERPRISES OF GREENVILLE, INC. to United Federal Savings and Loan Association in the approximate amount of Nine Thousand Eight Hundred and no/100 (\$9,800.00) dollars.
 - (d). Such repairs being made to the property as are acceptable to the United Federal Savings and Loan Association.
3. Occupancy as long as the covenants and conditions of this Assignment continue to be performed by the Assignee, the Assignee shall have the right to peaceably occupy and possess the above described real estate without interruption from the Assignor or anyone lawfully claiming through Seller.
4. Taxes and Insurance The Assignee covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted: that he will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies, authorized to do business in the State of South Carolina, in a sum of not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies, in favor of Seller and in favor of United Federal Savings and Loan Association as their interests may appear

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