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GREVILLE CO. S.C.

BOOK 1116 PAGE 605

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DONNIE S. TANKERSLEY

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 Tazwell Campbell, hereinafter called "Seller," and Charles K. Miller, 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 agree to sell and Buyer does hereby agree to buy, the following described real estate, to-wit:

ALL that piece, parcel and lot of land located in the City of Fountain Inn, Greenville County, State of South Carolina, and being shown on a plat for George Wenck prepared by John E. Woods, Registered Surveyor and dated October 5, 1971 and recorded in Plat Book 4-T, Page 76 in the RMC Office for Greenville County, South Carolina and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pipe in the center of the intersection of Georgia Street and Putnam Road, and thence along the center of Georgia Street N 61-40 E 194.6 feet to a nail and cap in the center of said street; thence N 24-01 W 126.7 feet to an iron pin; thence S 75-15 W 145.9 feet to an iron pipe in center of Putnam Road S 7-08 E 172.3 feet to the beginning point.

THIS conveyance is subject to all restrictions, zoning ordinances, set-back lines, road ways, easements, and rights-of-way, of record, if any, affecting the above described property.

1. Deed. Upon payment of \$9,000.00 of the purchase price set forth below together with all interest due up and until the payment of the said \$9,000.00, 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 sum of Twenty-nine Thousand Dollars (\$29,000.00) together with interest at the rate of Twelve per cent (12%) beginning August 1, 1979, and continuing each month thereafter in monthly installments of Three Hundred Nineteen and 32/100ths (\$319.32) Dollars except that the final payment shall be due on July 1, 1999, if not sooner paid.

3. Occupancy. Upon execution of this document and thereafter, as long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer shall have the right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

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