

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 5 10 49 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1116 PAGE 930

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between \_\_\_\_\_

Johnny O. Gresham, hereinafter called "Seller",

and Harris F. Crumling and Ella Mae Crumling  
hereinafter called "Buyer".

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 tract of land, containing 3.76 acres, more or less, situate, lying and being near the Town of Simpsonville, Greenville County, South Carolina, being shown and designated on a plat of property showing a proposed street through said property of John O. Gresham, Jr., Nell M. Gresham, J. P. Looper and Sara Ann P. Looper, prepared by C. O. Riddle, dated July, 1962, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the eastern side of said County Road at the joint corner of property of Ulyss L. and Hazel W. West, and running thence with the West line, S 59 E, 22 feet to an iron pin; thence continuing along the West line, S 59-20 E, 353.7 feet to an iron pin; thence S 61-43 E, 298 feet to an iron pin on the line of property of Esther Prince, Blanche Sloan and Ansel Sloan; thence with the Sloan line, N 62-51 E, 89.6 feet to an iron pin; thence N 26-57 E, 178.8 feet to a point on the southern edge of the proposed street; thence running along the southern edge of said street, N 63-03 W, 616.7 feet to a point near the intersection of the proposed street and the above named county road; thence with the curve of the intersection the following courses: S 71-57 W, 35.4 feet to a point on the eastern side of said county road; thence with the side of said road, S 58-05 W, 120.1 feet to a point; thence with said road, S 40-15 W, 95.1 feet to the point of beginning.

This is the same property conveyed to the Seller herein by deed of John O. Gresham, Jr. and Nell M. Gresham, recorded February 26, 1963, in Deed book 717, subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances. Page 256.

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:

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Purchase Price		60,250.00
Deduct:	Down payment	500.00
	Cash at signing of this Agreement	51,500.00
		<u>52,000.00</u>
Assumption of mortgage		8,250.00
To be paid at	\$56.00 per month, beginning January 1, 1980, and continuing until paid in full	
Buyer has the right to prepay without penalty		

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