

JOHN M. DILLARD, P.A., GREENVILLE, S. C. 3 51 AM '80

DONNIE S. WEAVER  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between James Gill

, hereinafter called "Seller", and James L. Adcock

and Robbie F. Adcock

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 hereby agree to sell unto the Buyer, and the Buyer does hereby agree to buy, the following described real estate, to wit:

ALL that piece, parcel or lot of land with all buildings and improvements situate, lying and being on the southern side of Pruitt Drive Extension in Greenville County, South Carolina being shown and designated as Lot No. 7 of Green Lake Acres on a plat made by H.C. Clarkson, Jr. dated July 23, 1965 recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book JJJ, page 115 and being the same property conveyed to James Gill by deed of William G. Dacus recorded in Deed Book 928, page 518 on October 29, 1971.

1. Deed. Subject to full payment of the purchase price and all interest 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 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 shall 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 following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to wit:

The total purchase price for the above described real estate is the sum of \$80,000.00. There shall be credited to the purchase price a \$1,000.00 binder held by Armand Curtis and Co. as well as the balance due on this date on the first mortgage covering the property to Carolina Federal Savings and Loan recorded in Mortgage Book 1211, page 616 and a second mortgage due First Union Mortgage Corporation, recorded in Mortgage Book 1489, page 567. An additional \$14,000.00 will be paid upon the execution of this Bond for Title in cash by the buyer to the seller. The balance in the sum of \$19,300.00 will be due and payable six months from date or earlier upon demand by the seller upon and in the event of the closing and funding of the buyer's home in Tucker, Georgia, which sum shall draw interest at the rate of 9% per annum to be computed and paid at maturity. Upon the execution of this Bond for Title, the buyer will assume and pay all monthly payments due on the two mortgage loans above provided and shall keep the same current as a condition of non-default hereunder.

Any escrow balance maintained by Carolina Federal is transferred to the buyer for no additional consideration.

3. Occupancy. 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.

4. OCCI

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