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STATE OF SOUTH CAROLINA

COUNTY OF GREEN/ILLE

BOND FOR TITLE

B. BELL and RITA S. BELL--------- hereinafter called "Seller",

DON MICHAEL MURPHY and JACQUELYN MURPHY----bereinafter 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northwestern side of Briar Creek in Greenville County, South Carolina, being shown and designated as Lot No. 82 on Map No. 5 of Sugar Creek made by C. O. Riddle, Surveyor, dated June 8, 1977, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-II, Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Briar Creek Road at the joint front corner of Lots Nos. 81 and 82 and running thence with the common line of said lots N. 57-26 W., 140 feet to a point; thence along the rear line of Lot No. 63, S. 32-34 W., 125 feet to an iron pin; thence along the rear line of Lot No. 62 S. 22-41-05 W., 38.83 feet to an iron pin at the joint rear corner of Lots Nos. 82 and 83; thence with the common line of said lots S. 66-44-35 E., 146.62 feet to a point on Briar Creek Road; thence with the Northwestern side of Briar Creek Road N. 27-54-42 E., 140 feet to the point of beginning.

- 1. Deed. Subject to full payment of the purchase price and all interest herein, the Selier 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 aforedescribed 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 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 shall be the sum of Ninety-Three Thousand Five Hundred and No/100 (\$93,500.00) Dollars to be due and payable as follows:

The sum of Forty-Four Thousand Two Hundred Seventy-Eight and 47/100 (\$44,278.47) Dollars to be due and payable in cash simultaneously with the execution hereof; The balance of Forty-Nine Thousand Two Hundred Twenty-One and 53/100 (\$49,221.53) Dollars to be due and payable in equal monthly payments of principal and interest in the amount of Three Hundred Sixty-Nine and 54/100 (\$369.54) Dollars, said amount, unless otherwise sooner paid, to be due and payable on The monthly payments in the amount of \$369.54 include interest at the rate of % per annum.

The Sellers acknowledge and covenant that the monthly payments as received by them shall be promptly applied towards payment of the note presently held by Fidelity Federal Savings & Loan Assocation, which is secured by a mortgage covering the real estate described above, dated September 8, 1978, recorded in the Greenville County RMC Office in REM Book 1443 at Page 589.