



five star realty



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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 Walter F. Walden
and Hugh M. Drake, hereinafter called "Seller", and James M. Ivey and
Kathleen S. Ivey 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:

Five acres being known as Tract No. 13 of Rabon Valley Acres and being more fully described on a plat prepared by T. H. Walker, Jr. R.L.S. #3182 dated November 16, 1979.

- 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 abovescribed real estate shall delivery of the deed and performance of all of the covenants herein contained.
- 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 purchase price is Ten Thousand Dollars (\$10,000) to be paid as follows. A down payment of One Thousand Dollars (\$1,000) to be paid at closing and the balance of Nine Thousand Dollars (\$9,000) to be financed over a period of twenty years (20) at an interest rate of ten (10) percent with the monthly payments of Eighty-six Dollars and eighty-six cents (\$86.86). First payment due June 10, 1980 with all other payments due by or on the Tenth of each month.

- 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.

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