



five star realty



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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
AUG 28 1980
SIMPSONVILLE CO. S. C.

DONNIE S. TANKERSLEY R.M.C. BOND FOR TITLE

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THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview Acres, Inc.

, hereinafter called "Seller", and Richard D. Carson

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 cert in piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville containing five acres as shown on a plat prepared by T.H. Walker, Jr. R.L.S. 3182, and being described as follows:

Bounded on the north by a new cut road. Bounded on the east by L. Kenneth Smith. Bounded on the south by J.T.S. Pe'en. Bounded on the west by other lands of the the Grantors.

The above mention plat ill show exact metes and bounds.

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:

Buyer agrees to pay a sales price of \$10,000.00 (Ten Thousand Dollars). Buyer also agrees to pay a down payment of \$1,000.00 (One Thousand Dollars). Seller agrees to finance the balance of \$9,000.00 (Nine Thousand Dollars) at an interest rate of 10 (ten) percent over a period of 20 (twenty) years. Monthly payments will be in the amount of \$86.86 (Eight Six Dollars and Eighty Six Cents). First payment will be due on or before September 15, 1980. All payments will be due on the fifteenth of each month. A five percent late charge will be added on any payments made after the due date.

Make payments payable to:
Lakeview Acres, Inc.
P.O. Box 655
Simpsonville, South Carolina 29681

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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.

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