

LOVE, THORNTON, ARNOLD, & THOMASON, 410 E. WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA 29603

STATE OF SOUTH CAROLINA)

BOND FOR TITLE BOOK 1136 PAGE 581

COUNTY OF GREENVILLE)

FILED

THIS BOND FOR TITLE entered into the day and year hereinafter set forth by and between _____

QUENTIN O. BALL and GEORGE I. WIKE, JR. '80, hereinafter called "Seller",

and ARTHUR W. HILL hereinafter called "Buyer".

JOHN S. TANKERSLEY R.M.C.

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 situate on the southerly side of Georgia Road in the County of Greenville, State of South Carolina being shown as a tract containing 18.5 acres on a plat of the Property of Arthur W. Hill, III dated October 1980, prepared by Webb Surveying and Mapping Company, recorded in Plat Book 7-V at page 100 in the RMC Office for Greenville County, reference being made to said plat for a more complete metes and bounds description.

LOVE, THORNTON, ARNOLD & THOMASON
27580 DRN JPT
W. O. QUENTIN O. BALL, et al
S. 85. 2-1-1

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. Seller agrees to pay for deed and stamps on deed.

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: \$18,500.00, payable as follows: \$3,000.00 payable upon the execution of this Bond for Title, and the balance of \$15,500.00 payable at the rate of \$194.31 per month including principal and interest computed at the rate of 11% per annum on the unpaid balance, the first payment being due December 1, 1980 and a like payment being due on the first day of each month thereafter for a total of 12 years. The Buyer reserves the right to pre-pay in part or in full any of the balance due under this Bond for Title before maturity without any pre-payment penalty.

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