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R.M.C

LADCO OF LAURENS INC.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE

## 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 situate, lying and being in the State of South Carolina, County of Greenville containing 2.47 acres as shown on plat prepared by T.H. Walker, R.L.S. 3182, revised November 1, 1980, and having the following metes and bounds to wit:

Beginning at a point in the center of Cody Lane and running N. 83-20 W., 315 feet to a point also in the center of said road; thence turning and running N. 6-40 E., 342.5 feet to an Iron pin; thence turning and running S. 83-20 E., 315 feet to an Iron pin; thence turning and running S. 6-40 W., 342.5 feet to the point of beginning.

Les seller wall have within up days the road which is shown or said plat completed to county specification.

- 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 aforedescribed 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:

\$2,500 per acre X 2.47 acres = \$6,175.00

A total purchase price of \$6,175 (Six Thousand One Hundred Seventy Five Dollars) is to be paid as follows:

A down payment of \$600.00 (Six Hundred Dollars) due at closing. The balance of \$5,575.00 (Five Thousand Five Hundred Seventy Five Dollars) will be financed by Lakeview Acres Co. Inc. over a period of 20 years at an interest rate of 10%.

Monthly payment will be in the amount of \$53.80 (Fifty Three Dollars and Eighty Cents). The first payment will be due and payable on December 1, 1980. All other payments will be due on the first of each month. A Five Dollars late charge will be added on any payment received after the sixteenth of each month

Make payments payable to:

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Lakeview Acres Co. Inc. P.O. Box 811 Simpsonville, South Carolina 29681

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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