

GREENVILLE CO. S.C.

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DONNE TANKERSLEY
R.M.C.

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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 _____

Lake View Acres Company, Inc., hereinafter called "Seller", and Charles E. & Carolyn G. Logkaby

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 certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina containing 3.23 acres as shown on a plat prepared by T. H. Walker, Jr. R.L.S. 3182 and having the following metes and bounds to wit:

BEGINNING at a point on Cody Lane and running along said road N 31-46 W, 20 feet to a point; thence N 20-18 W, 49.92 feet to a point; thence N 8-51 W, 49.92 feet to a point; thence N 1-46 E, 42.64 feet to a point; thence N 6-40 E, 40.2 feet to a point; thence leaving said road and running N 83-20 W, 710.9 feet to an Iron pin on the Eastern bank of Perry Creek; thence down said creek S 13-38 W, 213.18 feet to an Iron pin on the Eastern bank of Perry Creek; thence S 83-20 E, 689 feet to the point of beginning.

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 there-to, 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:

A total purchase price of Nine Thousand Six Hundred Ninty Dollars (\$9,690.00) is to be paid as follows:

A down payment of Nine Hundred Sixty-nine Dollars (\$969.00) due at closing, with the balance of Eight Thousand Seven Hundred Twenty-one Dollars (\$8,721.00) to be financed by Lake View Acres Company, Inc. over a period of twenty (20) years at an interest rate of ten percent (10%). Monthly payments will be in the amount of Eighty-four Dollars and Twenty Cents (\$84.20). The first payment will be due and payable December 17, 1980, with all remaining payments due and payable the first of each month. A ten dollar (\$10.00) late charge will be added on any payment received fifteen (15) days after the due date. Seller warrants Cody Lane will be built to county specifications.

Payments are to be made to the following address: Lake View Acres Company, Inc.
Post Office Box 811
Simpsonville, South Carolina 29681

MAIL to ->

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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