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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS: We, George M. Skelton and Crystal A. Skelton, Sellers, did, under a Bond for Title recorded July 27, 1978, in the RMC Office for Greenville County, South Carolina, in Deed Book 1084 at page 3, agree to sell to Phyllis J. Groves, Buyer, a certain lot or tract of land in the County of Greenville, State of South Carolina, BEGINNING at an iron pin in the center of Mill Road, also known as Coachman Drive, at the corner of a tract containing 3.8 acres and running thence with the line of said tract, N 41-04 E 638.1 feet to an iron pin in the line of a tract containing 8.2 acres; running thence with the line of said tract, S 38-35 E 240 feet to an iron pin at the corner of a tract containing 4.6 acres; thence with the line of said tract, S 29-06 W 635.9 feet to a point in the center of Mill Road, also known as Coachman Drive; and running thence with the center of said road, N 61-45 W 30 feet to an iron pin; thence continuing with the center of said road, N 56-01 W 151.2 feet to an iron pin in said road; thence continuing with the center of said road, N 33-25 W 195.7 feet to the point of beginning.

Said Bond for Title is being canceled this date and the parties hereto agree as follows:

1. Buyer assumes that certain mortgage to United Federal Savings and Loan Association, having an approximate balance this date of Thirty-Seven Thousand Two Hundred Seventy-One and 20/100 (\$37,271.20) Dollars as per the terms of the Bond for Title.
2. Seller deeds said property to Buyer subject to the above described mortgage as per the terms of the Bond for Title.
3. Buyer shall continue to make the monthly payments of Three Hundred Twenty-Four and 17/100 (\$324.17) Dollars to Seller who shall continue to make the payments to United Federal Savings and Loan Association on the above described mortgage.
4. It is further understood and agreed that the Buyer shall pay all property taxes and shall carry insurance on the dwelling on said property equal to at least the amount of the first mortgage with United Federal Savings and Loan Association. Buyer further agrees to generally maintain said dwelling in a condition appropriate to Sellers, normal wear and tear

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