

GREENVILLE, S.C.
RECORDED
3:50 PM '81
RMC
MERSLEY

1145 11

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 _____
A. J. Prince Builders, Inc., hereinafter called "Seller",
and O. R. Thompson, Jr. and Linda H. Thompson
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 lot of land with all buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina and being known and designated as Lot No. 5 according to a plat of White Oak Hills, Section One, recorded in the Greenville County RMC Office in Plat Book 7-C at page 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Green Fern Drive at the joint front corner of Lots 4 and 5 and running thence along the eastern side of said Drive, N. 19-10 W. 63.7 feet to an iron pin; thence continuing along the eastern side of said Drive, N. 11-15 W. 45 feet to an iron pin; thence along the common line of Lots 5 and 6, N. 74-39 E. 170.95 feet to an iron pin; thence S. 20-55 E. 30.0 feet to an iron pin; thence S. 33-45 E. 20 feet to an iron pin; thence along the common line of Lots 3, 4, and 5, S. 56-15 W. 188.8 feet to an iron pin on the eastern side of Green Fern Drive, 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 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 until 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 unto Seller the sum of \$51,000.00 by payment of \$8,700.00 and assumption of a certain note and mortgage to First Federal Savings & Loan Association which has a present balance due of approximately \$42,300.00. Said down payment of \$8,700.00 shall be paid by the Buyer to the Seller as follows: \$3,000.00 cash at closing; \$5,700.00 payable in two installments as follows: First installment of \$3,000.00, together with interest at the rate of 12% per annum computed for a total payment of \$3,684.00 due and payable on or before March 1, 1982; second installment \$2,700.00, together with interest at the rate of 12% per annum computed for a total payment of \$3,024.00 due and payable on or before March 1, 1983.

During the term of this Bond for Title and beginning April 1, 1981, Buyer shall pay unto Seller the sum of \$418.89 which amount represents the total monthly payment of principal and interest on the Seller's note and mortgage to First Federal Savings & Loan Association. Buyer shall continue making said payment on the first day of each month thereafter until such time as the note and mortgage to First Federal Savings & Loan Association shall be assumed by the Buyers. At such time as the Buyers are in a position to and assume to pay in full the balance due on the note and mortgage to First Federal Savings & Loan Association, Seller shall transfer the subject property to Buyer by general warranty deed.

Buyer shall be responsible for and shall pay all closing costs involved in the transfer of the property herein described with regard to the Bond for Title as well as the assumption of the mortgage as described above.

RECORDED
1391 W 1681 1178

001

4328 RV-2