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STATE OF SOUTH CAROLINA }  
COUNTY OF }

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview Acres Inc.  
hereinafter called "Seller", and

Paul Noel and Barbara St. John 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 State of South Carolina, County of Greenville containing 4 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 an iron pin in the center of Cody Lane and running S. 4-08 W., 900.9 feet to an iron pin being joint rear corner with R. Penner; thence N. 81-51 W., 195 feet to an iron pin; thence N. 4-10 E., 895.8 feet to a point in the center of said road; thence S. 83-20 E., 194 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:

\$2,500 (Two Thousand Five Hundred Dollars) per acre X 4 acres = \$10,000  
A down payment of \$700 (Seven Hundred Dollars) to be paid on or before April 5, 1981

The balance of \$9,300 (Nine Thousand Three Hundred Dollars) will be financed by Lakeview Acres Inc. over a period of 20 years at an interest rate of 11 (eleven) per cent. Monthly payments will be in the amount of \$96.00 (Ninety Six Dollars). The first payment will be due and payable March 1, 1981. All other payments will be due on the first of each month. A ten dollar Late Charge will be added to any payment received after the fifteenth of each month.

Make payment payable to: Lakeview Acres Co. Inc.  
P.O. Box 811  
Simpsonville, S.C.  
29681

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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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