

FILED
GR: S.C.
APR 22 11 05 AM '81
DONN MERSLEY
R.M.C.

BOOK 11-1-85

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 M.P. and Son Enterprises, hereinafter called "Seller", and Robert D. Bryant, hereinafter called "Buyer", of Greenville County, South Carolina. DIANE V. BRYANT
306 W. CURTIS STREET
SIMPSONVILLE S.C. 29681

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 5 acres more or less as shown on a plat prepared by T.H. Walker, Jr. A.L.S. 3182 for Lakeview Acres and having the following metes and bounds to wit:

Beginning at a point in the center of Lakeview Road and running N. 83-20 W., 475 feet to an iron pin; thence S. 6-40 W., 459 feet to and iron pin; thence S. 83-20 E., 475 feet to a point in said road; thence N. 6-40 E., 459 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:

\$2600 per acre X 5.0 acres = \$13,000 (Thirteen Thousand Dollars)

A down payment of \$600 (Six Hundred Dollars) is to be paid at closing. The balance of \$12,400 (Twelve Thousand Four Hundred Dollars) will be financed by the sellers over a period of 10 years at an interest rate of 11%. Monthly payment will be in the amount of \$170.83 (One Hundred Seventy Dollars and Eighty Three Cents). The first monthly payment will be due May 16, 1981. All remaining payments will be due on the sixteenth day of each month. A ten dollar late charge will be added on any payment received of the twenthsixth day of each month.

Make all payments payable to: M.P. and Son Enterprises
P.O. Box 614
Simpsonville, S.C. 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.

5010

4328 RV-2

5
8
0
0