

COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between \_\_\_\_\_

JIMMY C. LANGSTON

, hereinafter called "Seller",

and  
hereinafter called "Buyer".

JIMMY DURHAM AND LINDA DURHAM

## 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 piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Standing Springs Road, being shown and designated as Tract No. 2 on plat entitled, "Property of Jimmy Durham and Linda Durham", by Clifford C. Jones, dated May 22, 1981, and recorded in the R.M.C. Office for Greenville County in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Standing Springs Road, joint corner of Lots Nos. 1 and 2, and running thence along the western side of Standing Springs Road, S. 9-58 E. 190 feet to a point, joint front corner of of Lots Nos. 2 and 3; thence along the common line of said lots, N. 89-08 E. 695.57 feet to a point on the joint property line with property now or formerly owned by Kellett; thence along said Kellett line, N. 41-15 W. 240 feet to a point; thence along said Kellett line, N. 41-15 W. 240 feet to a point; joint rear corner of Lots Nos. 1 and 2; thence along the common line of said lots, S. 89-37 W. 570.15 feet to a point on the western side of Standing Springs Road, the point of beginning.

Subject to the following terms and conditions:

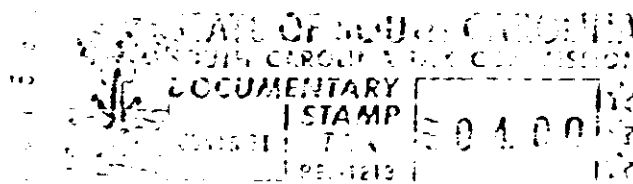
1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated herein, the Seller shall execute and deliver to the Buyer, or his assigns, a good and sufficient Warranty Deed to the above described real estate, conveying a good marketable fee simple title thereto, free of all liens and encumbrances, subject to all applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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:

ELEVEN THOUSAND EIGHTY EIGHT DOLLARS AND NO/100 (\$11,088.00) to be paid in the following manner:

1. \$1,088.00 cash to be paid to seller simultaneously with the signing of this Bond for Title.
2. The balance of \$10,000.00 to be paid in 84 consecutive monthly installments at twelve % interest with the monthly payments being in the amount of \$176.60.
3. Borrower reserves the full right of anticipation to pay in full or in part without penalty.
4. Seller agrees that this Bond for Title can be assumed by a subsequent purchaser without an escalation of interest rate on the unpaid balance.

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