HORTON, DRAWDY, MARKENSKE WAYNESS KRIBBINS RESERVED. F. A., 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

JUL 24 2 06 PH '81

BOND FOR TITLE

COUNTY OF GREENVILLE DONNIE S. JANKERSLEY

R.M.C
THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between ______

Louis F. Snedigar and Vicki M. Snedigar ,hereinafter called "Seller",

and <u>Marion D. Boyd and Evlyn S. Boyd</u> 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 piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the western part of Lot 9 and the eastern part of Lot 10 on plat of McDANIEL HEIGHTS, recorded in the RMC Office for Greenville County, S. C. in Plat Book G, at Page 214, also known as Lot 9 according to a plat of PROPERTY OF McDANIEL HEIGHTS recorded in Plat Book R, at Page 193, and having, according to a more recent plat entitled PROPERTY OF LOUIS F. SNEDIGAR AND VICKI M. SNEDIGAR, dated November 6, 1978, prepared by R. B. Bruce, R.S., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 6X, at Page 1, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Ben Street at the joint front corner of Lots Nos. 8 and 9 and running thence with the line of Lot No. 8 Due South 170.0 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence with the rear line of Lot No. 9 Due West 70.0 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10; thence with the line of Lot No. 10 Due North 170.0 feet to an iron pin on the southern side of Ben Street at the joint front corner of Lots Nos. 9 and 10; thence with the Southern side of Ben Street Due East 70.0 feet to the point of beginning.

DERIVATION: Deed of Nina S. Friedman recorded in the RMC Office for Greenville County on November 8, 1978 in Deed Book 1091 at page 445.



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 aforedescribed 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:

Twenty-Five Thousand Three Hundred Ninety-Five and 74/100 (\$25,395.74) Dollars cash at closing and agreement to pay the mortgage of Louis F. Snedigar and Vicki M. Snedigar to First Federal Savings & Loan Association, dated November 6, 1978, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1449, at Page 541, having a present balance of \$32,104.26, with the next payment due on or before July 1, 1981. In the event First Federal Savings & Loan Association exercises its option to accelerate payment of its mortgage pursuant to the due-onsale provision of same, then, in such event Purchaser agrees to formally assume and/or satisfy said mortgage within fifteen (15) days after receiving written notice of First Federal Savings & Loan Association's intention to so accelerate. The Purchaser further agrees to assume and/or satisfy said mortgage on or before August 1, 1983 Purchaser and Seller agree that any federal and state tax benefits derived from the ownership of the real estate described hereinabove shall inure to the Purchaser. Buyer shall make principal, interest, taxes, and insurance payments in the amount of \$333.53, commencing July 1, 1981, directly to a savings account at First Federal Savings & Loan Association in the name of Louis F. Snedigar and Vicki M. Snedigar, which account will thereafter be drafted by First Federal Savings & Loan Association to apply against the mortgage indebtedness. The warranty deed shall be held in escrow by Purchaser's attorney until the within contract is complied with by Buyer.

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