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STATE OF SOUTH CAROLINA )

BOND FOR TITLE

COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into the day and year hereinafter set forth by and between Richard C. Lusk and Delores C. Lusk, hereinafter referred to as "Seller" and Gene Weiser and Mae Weiser, hereinafter referred to as "Buyer."

## WITNESSETH:

For and in consideration of the sales price and the mutual covenants herein contained, the Seller does hereby agree to sell and the Buyer does hereby agree to buy, the following described real estate, to-wit:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the eastern side of Charter House Avenue, and being known and designated as Lot No. 162 according to a plat entitled "Chesterfield Estates, Section 1" by Heaner Engineering Co., Inc., dated February 26, 1974, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, Page 51, and being more particularly described according to a more recent plat entitled "Property of Richard C. Lusk and Delores C. Lusk," said plat being dated June 6, 1975, reference being made to said latter plat for a metes and bounds description of said lot.

- 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, and subject only to rights-of-way and easements of public record including, but not limited to, all rules, regulations and restrictions, as exist at the time of the execution of this bond for title. 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:
- Ten Thousand Dollars (\$10,000.00) upon execution of this document.
- Twenty-seven Thousand, Five Hundred Forty-nine and 37/100ths Dollars (\$27,549.37) bearing interest at 7.75%, in monthly installments of \$211.52, said payments to be made to NCNB Mortgage, P.O. Box 34069, Charlotte North Carolina 28234, said payments to be made to the credit of Loan No. 026963. Seller shall not be entitled to direct that these payments be made other than as specified in this paragraph.
- Ten Thousand, Four Hundred Ninety-one and 76/100ths Dollars (\$10,491.76) bearing interest at 18%, in monthly installments of \$223.00, said payments to be made to Associates Financial Services, Inc., Greenville, South Carolina, said payments to be made to the credit of the account of Richard C. Lusk, which account is secured by a second mortgage on the above described property. Seller shall not be entitled to direct that these payments be made other than as specified in this paragraph.

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