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LADCO OF LAURENS

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 Lakeview Acres Company Inc., hereinafter called "Seller", and Ronnie H. Henderson 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:

LOT #45

All that certain piece, parcel or tract of land, lying, being and situate in the State of South Carolina, County of Greenville, South Carolina, containing 4.0 acres more or less as shown on a plat prepared by T.H. Walker, Jr. R.L.S. 3182, revised 10-1-80 recorded in Greenville Co. Courthouse in Plat Book 8I at page 20.

Beginning at a nail and cap in the center of Lakeview Road and running S. 26-15 E., 200 feet to a nail and cap also in the center of Lakeview Road; thence S. 83-41 W., 887.45 feet to an iron pin; thence N. 4-19 E., 289 feet to an iron pin; thence S. 84-00 E., 581.27 feet to an iron pin; thence N. 75-40 E., 200 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 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 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:

A total sales price of \$10,719.54 (Ten Thousand Seven Hundred and Nineteen Dollars and Fifty Four Cents) is to be paid as follows:

A down payment of \$2,500 (Two Thousand Five Hundred Dollars) is to be paid to Edward E. Barbre at closing. The balance of \$8,219.54 (Eight Thousand Two Hundred Nineteen Dollars and Fifty Four Cents) will be financed by Lakeview Acres Co. Inc. over a period of 15 years at an interest rate of 11%. Monthly payments will be in the amount of \$93.44 to be paid 180 consecutive months until paid in full. The purchaser has the right to prepay. The first payment will be due January 1, 1982. All remaining payments will be due the first day of each month. A ten dollar late charge will be added to any payment received after the sixth day of each month.

Make all payments 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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