

LAKEVIEW ACRES COMPANY INC.

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 Co. Inc., hereinafter called "Seller", and James H. Fowler and Mary S. Fowler, 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 certain piece, parcel or tract of land, lying, being and situate in the State of South Carolina, County of Greenville, containing 2.5 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 County Courthouse in Plat Book 8I at Page 20.

Beginning at a nail and cap in the center of Nash Mill Road and running N. 27-48 W., 142.8 feet to a nail and cap; thence N. 17-35 W., 185 feet to a nail and cap in the intersection of Nash Mill Road and Nelson Road; thence turning and running with Nelson Road N. 78-42 E., 304 feet; thence S. 25 E., 395 feet to an iron pin; thence N. 87-40 W., 350 feet to the point of beginning.

TAX MAP 564.1-1-4.4

1. Deed. Subject to fulfillment 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, containing a good, marketable fee simple title thereunto, free of all liens and encumbrances, subject to all rights of way and easements of public utility and actually existing on the ground affecting the above described property and subdivision setback lines, easements and restrictions of record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforesaid 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:

\$2,500 X 2.5 = \$6,250

A total purchase price of \$6,250 (Six Thousand Two Hundred and Fifty Dollars) is to be paid as follows:

A down payment of \$1,680 (One Thousand Six Hundred and Eighty Dollars) due at closing. The balance of \$4,570 (Four Thousand Five Hundred and Seventy Dollars) will be financed by Lakeview Acres Company Inc. over a period of 8 years at an interest rate of 11%.

Monthly payments will be in the amount of \$71.80 (Seventy One Dollars and Eighty Cents).

The first payment will be due and payable April 16, 1982. All other payments will be due and payable the sixteenth day of each month.

A ten dollar late charge will be added on any payment received after the twentysixth day of each month.

Make payment to: Lakeview Acres Co. Inc.
P.O. Box 811
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 fully claiming through Seller.

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