

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 CAROLINA INVESTORS, INC., hereinafter called "Seller", and GEORGE HENRY GREEN and

BRENDA F. GREEN hereinafter called "Buyer", of Greenville County, South Carolina. *93 Carolina Ave, Greenville, S.C. 29611*

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 lot of land with improvements, lying on the northern side of Caroline Street, in Gantt Township, Greenville County, South Carolina, being shown as Lot No. 33 on a plat of OXFORD ESTATES, made by M. H. Woodward, Engineer, dated November 25, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book W, page 158, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to Carolina Investors, Inc. by deed of Frank P. McGowan, Jr., as Master in Equity for Greenville County, South Carolina, recorded in Deed Book 1146, page 826, on April 23, 1981.

*14(166) 252-1-65 (NOTE)*

John M. Dillard, P.A.

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:

The total Purchase and Sales Price for the above described property is the sum of \$24,950.00, of which \$1,200.00, shall be paid in cash by the Buyers to the Seller upon the execution of this Bond for Title. The balance in the sum of \$23,750.00 shall be due and payable by the Buyers to the Seller in monthly installments in the sum of \$303.00 each, commencing on June 7, 1982 and on the 7th day of each month thereafter until paid in full, all payments to apply first to interest on the deferred balance due hereunder at the rate of 15 per cent per annum, to be computed and paid monthly, with balance to principal.

After the Buyers have paid the down payment of \$1,200.00 above provided and 24 monthly installments, the Seller shall execute and deliver to the Buyers a deed of conveyance to the above described property and take back a note and purchase money first mortgage for the then balance, which note and mortgage shall be due and payable in the sum of \$303.00 per month at the 15 per cent interest, to be computed and paid monthly.

It is understood and agreed that the Buyers shall have the right to prepay any amounts due on the within Bond for Title or any note and mortgage which may result therefrom, without penalty.

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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