

FILED
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S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RSLEY

BOND FOR TITLE

This Contract made and entered into by and between HARRY WARD and BEATRICE HACKSTEDDE WARD, hereinafter referred to as the Sellers and PALMETTO PROPERTIES AND LEASING, LTD., hereinafter referred to as Purchaser.

W I T N E S S E T H:

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, known as Lots No. 57 and 59 as shown on plat recorded in the RMC Office for Greenville County in Plat Book Z, Page 48 entitled PINE BROOK DEVELOPMENT; said property fronting on Brewster Drive.

IN CONSIDERATION for said premises, the Purchaser agrees to pay to the Seller a total of SIXTY-FIVE THOUSAND AND NO/100 (\$65,000.00) DOLLARS for said property as follows:

FIFTEEN THOUSAND AND NO/100 (\$15,000.00) Dollars as down payment at or before date of closing. The Balance of Fifty Thousand and No/100 (\$50,000.00) Dollars at Nine (9%) percent interest annually payable in equal monthly installments in the amount of Three Hundred Twenty-Five and No/100 (\$325.00) Dollars beginning December 12, 1982 and continuing monthly thereafter for a period of five (5) years. At the end of the 5-year period, the Purchaser shall reduce the principal balance by making payment of Ten Thousand and No/100 (\$10,000.00) Dollars. It is understood and agreed that upon the payment of the monies set forth above the Sellers will execute and deliver to said Purchaser a good, fee simple, general warranty deed to said property with dower renounced thereon. Upon the deliverance of said deed, the Purchaser hereby agrees to execute a new note and mortgage to the Sellers in the approximate amount of \$43,771.00, plus nine (9%) percent annual interest payable in monthly installments of Three Hundred Twenty-Five and No/100 (\$325.00) Dollars. All unpaid principal and interest shall be due and payable three (3) years from the date of transfer of Deed. All payments shall be made in accordance with the Payment Schedule prepared by Century 21 Terrell Team, dated 10-7-82 and attached hereto as Exhibit A of this Bond for Title. Purchaser reserves the right to prepay at any time without penalty.

At the time of the execution of the above referenced note and Mortgage this Bond for Title shall be canceled of record in the RMC Office for Greenville County.

12 (271) P 15. 11-5-17 (NOTE)

In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement.

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