

W. BARRY ALFORD 1178 Nov 88

65 S.C. ALFORD

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) SLEY BOND FOR TITLE

THIS BOND FOR TITLE made and entered into this 23rd day of November, 1982, by and between Calvin G. Ridgeway, Jr. and Lynn M. Ridgeway, hereinafter called SELLERS, and Doris G. Branlett, Trustee under Trust Agreement dated September 29, 1977, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1065 at page 834, hereinafter called PURCHASER,

WITNESSETH:

The Sellers hereby contract and agree to sell to the Purchaser, and the Purchaser hereby agrees to buy at the price at at the terms hereinafter set forth, the following described parcel or land situate in the County of Greenville, State of South Carolina, being described as follows:

ALL those pieces, parcels or tracts of land being shown as two (2) tracts on Plats for Doris G. Branlett, Trustee, containing 96.4 acres, less 4.9 acres of rights-of-way for a net acreage of 91.5 acres, more or less, lying on the southern side of Woodside Road, and 20.9 acres, less 4.4 acres of rights-of-way, for a net acreage of 16.5 acres, more or less, lying on the northern side of Woodside Road, for a combined total of 108 acres, more or less.

23(50) 568.3-1-4 (NOTE)
576.3-1-8 (NOTE)

This property is also known as Tax Map No. 576.3-1-8 and Tax Map No. 568.3-1-4.

This property is the same as that conveyed to the Sellers herein by deed recorded in the RMC Office for Greenville County in Deed Book 1160 at pages 959 and 961 on April 20, 1979.

The purchase price which the Purchaser shall pay for the said property hereinabove described is the sum of One Hundred Eighteen Thousand Eight Hundred and No/100 (\$118,800.00) Dollars, which sum shall be due and payable as follows: Purchaser shall assume the present monthly payments on two (2) existing mortgages. The first mortgage is to the Federal Land Bank in the original amount of \$36,000.00, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1463 at page 918 on April 20, 1979, and re-recorded in Mortgage Book 1469 at page 618 on June 8, 1979. The present balance of said mortgage being \$35,413.48. Said mortgage is due and payable in annual installments, each installment due on December 1st of each year, the interest rate on said mortgage being a variable interest rate and presently being 11-3/4%. The second mortgage is that certain mortgage to the Farmers' Home Administration recorded in the RMC

SC10 --- 1 NC3082 010

5.0001

0088

4328 RV-21

RECORDED
MORTGAGE