

THIS BOND FOR TITLE entered into this FILED and year hereinafter set forth by and between JOHN W.

GREENVILLE CO S.C.

VEST

APR 18 2 49 PM '83

hereinafter called "Seller".

and J. DOYLE LAUNTS hereinafter called "Buyer".
DONNIE S. LAMBERSLEY
R.M.C.

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 those lots of land situate on the Southwestern side of Laurens Road in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lots 21, 22 and 23 on a plat of property of E. G. GLENN dated March 28, 1923, prepared by C. M. Furman, recorded in Plat Book F, at Page 148 in the R.M.C. Office for Greenville County and having the metes and bounds as shown thereon.

This is the same property conveyed to the grantor by deed of GORDON E. MANN recorded February 25, 1976, in deed book 1032 at page 94 and by deed of MERCER BRISSEY, JR. et. al. recorded December 3, 1970 in deed book 903 at page 614.

15 (500) 197-1-2, 3 & 4 (Notes)

Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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:

\$110,000.00
9,600.00 Down payment this date
\$100,400.00 To be paid in the following manner:

Seller to finance balance of one hundred thousand and four hundred dollars for four years with the interest rate of eight percent, based on twenty years, interest payments only will be \$669.34 monthly and these payments to begin 30 days after April 14, 1983.

After these four years the principal and interest payments will be based on ten percent and twenty years and the monthly payments will be \$968.90. No penalty for early payoff.

Seller agrees that in the event that buyer finds another buyer for one of the houses, seller will release one of the houses from the mortgage for the price of \$40,000.00 and finance the balance with the same percentages of interest and length of time.

Seller to keep possession of warehouse for two months from April 14, 1983. It is agreed that any payment called for under this agreement shall be deemed late fifteen days after its due date and a late charge of \$25.00 will be charged and collected.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
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