

It appears from the record that despite demand for payment, the Defendants have failed and refused to pay the same. That the balance on their account as of May 1, 1983, was Eleven Thousand Fifty-Five and 61/100 Dollars (\$11,055.61). As is noted, this outstanding balance is greater than the amount previously contracted for, which evidences serious arrearages.

I find that the note given by the Defendants herein dated January 16, 1970, was given to secure a Bond for Title on certain real estate set out in the Complaint. This action was commenced for the purpose of rescinding said Bond for Title. I find that the Defendants have been properly served and that the property covered by the Bond for Title is in Greenville County, and the Court has jurisdiction of all the parties and the subject property.

I find that the Plaintiff is now the record owner of the subject real property and is the lawful owner of the note and Bond for Title. I find that the Bond for Title specified that in the event of the Defendants' failure to pay, the outstanding obligation became rent and that the Defendants became tenants at will, and the Plaintiff now has accelerated the obligation and has sought to have the Bond for Title rescinded.

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I further find that the Defendants have defaulted in payments, and the Plaintiff has exercised his option to declare the entire indebtedness due and that the Plaintiff is entitled to have the Bond for Title rescinded. I further find that the balance due and owing by the Defendants to be the sum of Eleven Thousand Fifty-Five and 61/100 (\$11,055.61) plus interest from May 1, 1983.

I further find that no deficiency judgment is being sought and that the Plaintiff is entitled to have the Bond for Title canceled of record in the R.M.C. Office for Greenville County. Said Bond for Title being duly recorded in the R.M.C. Office for Greenville County in Deed Book 892 at page 43 bearing the date of January 16, 1970, and recorded June 15, 1970.

IT IS ORDERED, ADJUDGED, AND DECREED that the Plaintiff's Bond for Title dated January 16, 1970, and recorded in the R.M.C. Office for Greenville County in Deed Book 892 at page 43, be declared null and void and rescinded.

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