STATE OF SOUTH CAROLINA)

BOND FOR TITLE

COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into the day and year hereinafter set forth by and between Robert A. Bailey and G. Don Poore, hereinafter called "Seller" and Lucy Maria Velez-Norena and Julia Velez, hereinafter called "Buyer."

WITNESSETH:

For and in consideration of the sales price and the mutual covenants herein contained, the Seller does hereby agree to sell and the Buyer does hereby agree to buy, the following described real estate, to-wit:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of Sunshine Avenue in the County of Greenville, State of South Carolina being shown and designated as Lot 47 on a plat of Sans Souci Highlands recorded in the RMC Office for Greenville County, South Carolina, in Plat Book L at Page 173 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Sunshine Avenue at the joint front corner of Lots 46 and 47 and running thence along the common line of said Lots S 66-40 E 153.1 feet to an iron pin; thence S 22-38 W 50 feet to an iron pin; thence running along the common line of Lots 47 and 48 N 66-40 W 153.0 feet to an iron pin on the southeastern side of Sunshine Avenue; thence along the said Sunshine Avenue N 22-30 E 50.0 feet to the point of beginning.

- 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, and subject only to rights-of-way and easements, of public record and actually existing on the ground affecting the above described property, subdivision set back lines, easements, and restrictions of public record, all as exist at the time of the execution of this bond for title. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforedescribed real estate until 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:
- Two Thousand Dollars (\$2,000.00) upon execution of this (a) document.
- Twenty-two Thousand Dollars (\$22,000.00) together with interest at the rate of twelve percent (12%) per annum to be payable in equal monthly installments of \$226.29 . Said payment shall begin July 1, 1981 and continue each month thereafter until paid in full except that the final payment, if not paid before, shall be due and payable on June 1, 2011.
- (c) In addition to the above amounts, Buyer hereby agrees to pay monthly escrow installments to discharge insurance and taxes on said property.

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