STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

AUG 19 4 39 PH '81

DONNIE TANKERSLEY BOND FOR TITLE

W.M.C

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between \_\_\_\_

Faye Riddle Lee

Barbara Joyce Ivery

hereinafter called "Buyer", of Greenville County, South Carolina.

## 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 that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, near the Corporate Limits of the City of Greenville, in Tax District 235, and being known and designated as Lot No. 120 of a subdivision known as Village of Mills Mill as shown on a plat thereof made by Piedmont Engineering Service of Greenville, S. C., in June of 1954, and recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, at Pages 60 and 61, and having such metes and bounds, courses and distances as shown thereon, reference thereunto being had. The house on this lot is known as Nos. 37-38 Seth Street.



- 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, subject to all rights of way and easements of public record and actually existing on the ground affecting the above described property and subdivision setback lines, easements and restrictions of public record. 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: Five Hundred and No/100 (\$500.00) Dollars cash at closing and purchase money note to Seller in the amount of Ten Thousand Five Hundred and No/100 (\$10,500.00) Dollars, due and payable in equal monthly installments of One Hundred Fifty and 65/100 (\$150.65) Dollars each, commencing September 1, 1981, and continuing on the 1st day of each successive month thereafter until paid in full, with interest thereon at the rate of twelve (12%) per cent per annum, said monthly payment referred to hereinabove to be applied first to interest, then to principal. In addition to the monthly payment recited hereinabove, Buyer agrees to pay into escrow with Seller the sum of Fifteen and 69/100 (\$15.69) Dollars per month (representing \$7.92 for insurance and \$7.77 for ad valorem property taxes) for the payment of taxes and insurance by Seller until, and at such time as Seller increases the monthly escrow for taxes and insurance pursuant to Paragraph 4. of the within Bond for Title. Buyer and Seller agree that any federal and state tax benefits derived from the ownership of the real estate described hereinabove shall inure to the Buyer. The warranty deed shall be held in escrow by Horton, Drawdy, Hagins, Ward & Johnson, P. A. until the within contract is complied with by Buyer.

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