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STATE OF SOUTH CAROLINA | DONNEY OF MAKERSLEY

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BOND FOR TITLE

COUNTY OF GREENVILLE

THIS BOND FO	R TITLE entered into this day and year hereinafter set forth by and between Cothran & Darby
Builders, In	c, hereinafter called "Seller", and Alan M. Peabody
Carolina.	hereinafter called "Buyer", of Greenville County, South

## 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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 19-A of Sugar Creek Villas Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 15, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1133 at Page 365 through 436, inclusive, and survey and plot plan recoreded in the R.M.C. Office for Greenville County in Plat Book 7-X at Page 40 as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated February 25, 1981 and recorded in the R.M.C. Office for Greenville County on February 26, 1981 in Deed Book 1143 at Pages 305 through 319, inclusive, as amended by Second Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated August 27, 1981 and recorded in the R.M.C. Office for Greenville County on August 28, 1981 in Deed Book 1154 at Pages 210 through 219, inclusive.

This conveyance is made subject to all restrictions and easements as set out in Declaration (Master Deed), Exhibits and Appendices attached thereto, recorded plats or as may appear on the premises.

The above property is a portion of the same property conveyed to the Seller by deed of Trendsetter Development Company, Inc. recorded August 28, 1981 in Deed Book 1154 at Page 220.

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 affect-

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:

The purchase price for the property described in this Bond for Title is the sum of \$57,950.00, \$23,150.00 of which has been paid on or before the execution hereof and the balance of \$34,800.00 to be due and payable April 15, 1982 with interest on the unpaid principal balance at the rate of 15% per annum to be computed and paid on April 15, 1982.



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<sup>3.</sup> Occupancy. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer shall have the right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.