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STATE OF SOUTH CAROLINA

BOND FOR HITE

COUNTY OF GREENVILLE

PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP hereinafter called "Seller".

and WILLIE JENKINS and VICKY JENKINS hereinafter called "Buyer", of Greenville County, South Carolina

WITNESSETH

For and in consideration of the sales price and mutual covenants berein 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, together with improvements thereon, situate, lying and being on the northern side of Waco Street at its intersection with West Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as part of Lot No. 4 and part of Lot No. 5 on plat of property of J. R. West recorded in the RMC Office for Greenville County, S. C. in Plat Book C, at Page 190, and according to a more recent survey entitled "Property of Q. R. Foxx Properties, A South Carolina General Partnership", recorded in the RMC Office for Greenville County, S. C. in Plat Book 11-A, at Page 8, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Waco Street, at the joint front corner of Lots Nos. 6 and part of Lot No. 5, and running thence with the northern side of Waco Street, S. 75-02 W. 115.6 feet to a point on the eastern side of West Avenue; running thence with the line of part of Lot No. 4 along eastern side of West Avenue, N. 15-14 W. 74.1 feet to an old iron pin; running thence N. 75-41 E. 119.2 feet to an iron pin in the line of Lot No. 6; running thence with the line of Lot No. 6, S. 12-25 E. 72.8 feet to an iron pin, the point and place of beginning.

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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 hers 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 Boyer reserves the right to prepay in whole or in part at any time, to wit. Three Hundred and No/100 (\$300.00) Dollars cash at closing, and the balance to be paid as follows: Seven Hundred and No/100 (\$700.00) Dollars due and payable on or before December 1, 1984; One Thousand and No/100 (\$1.000.00) Dollars due and payable on or before June 1, 1985; and the balance of Twenty-Three Thousand and No/100 (\$23,000.00) Dollars to be repaid in equal monthly installments of Two Hundred Seventy-Two and 52/100 Z(\$272.52) Dollars per conth, commencing December 1, 1984, and continuing on the first day of each successive month thereafter until paid in full, with interest thereon from date on the unpaid principal balance at the rate of Stourteen (14%) per cent per annum, said interest having already been computed and made a part of the within monthly installments; all principal and accrued Sinterest, if not sooner paid, due and payable on or before November 1, 2014. Buyers agree to pay Seller the sum of Forty and No/100 (\$40.00) Dollars per month to be held in escrow for payment of the property taxes and hazard insurance premiums. Buyers shall pay to Seller five (5%) per cent of the monthly installment on any installment paid to Seller after the 15th day of the routh. Buyers and Seller agree that any federal and state tax benefits derived from the ownership of the real estate described above shall inure to the Buyers. The within Bond for Title is not assurable by a subsequent buyer without the express written consent of Seller. The warranty deed shall be held until The within contract is complied with by Buyers. Seller is to pay to The Missell Company the sum of \$250.90 per month until that certain mortgage Quan from Seller to The Eissell Company, dated October 10, 1934, in the Toriginal principal sum of \$\$21,175,00 is paid in full.

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