

STATE OF SOUTH CAROLINA

Vol 1226 Page 190
BOND FOR TITLE

COUNTY OF GREENVILLE

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

Gordon E. Mann and Robert A. Bailey, hereinafter called "Seller",

and Masoud Fakournejad
hereinafter called "Buyer".

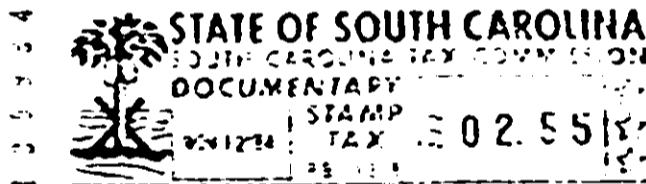
WITNESSETH:

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 situate on the southern side of Dalton Road, containing 3.0 acres, in the County of Greenville, State of South Carolina, being shown as Lot 16 on a plat of Dalton Woods Subdivision prepared by Jeffery M. Plumblee, Surveyor, dated June 8, 1982, revised January 5, 1983 and recorded in the Office of the RMC for Greenville County in Plat Book 9-J at Pages 33 and 34 and having according to said plat, the following metes and bounds, to-wit:

20-91-615.6-1-16 NOTE

BEGINNING at an iron pin on the southern side of Dalton Road at the joint front corner of property now or formerly of Threatt Enterprises and running thence S 11-00 W 744.2 feet to an iron pin; thence S 02-34 W 72.0 feet to an iron pin; thence S 87-27 E 365.6 feet to an iron pin; thence N 6-58 E 158.3 feet to an iron pin at the joint rear corner of Lots 12 and 13; thence N 45-24 W 133.0 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence N 38-36 W 131.9 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence N 38-36 W 133.0 feet to an iron pin at the rear corner of Lot 15; thence N 10-27 E 301.8 feet to an iron pin on the southern side of Dalton Road; thence with Dalton Road N 37-52 W 60.0 feet to an iron pin the point of beginning.



28346 ORM gpb
Masoud Fakournejad

Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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 total sales price is Nine Thousand Five Hundred and no/100ths (\$9500.00) Dollars, payable as follows:

\$100.00 paid by Purchaser to Sellers at the execution of this Bond for Title and a balance of \$900.00 shall be due and payable on or before March 1, 1983.

The remaining balance of \$8500.00 shall be payable in monthly installments of \$130.00 per month including principal and interest computed at the rate of 13.5% on the unpaid balance, said monthly payments to begin April 1, 1983 and a like amount due on the first day of each month thereafter until paid in full.

CONDITIONS OF SALE

It is understood that the Purchaser is purchasing the subject property in its present "as is" condition.

It is understood that the Purchaser shall be responsible for the installation of all utilities, including a septic tank.

It is understood that the Purchaser will be responsible for 1983 property taxes and that the Purchaser is purchasing said lot subject to the recorded conditions and restrictions of Dalton Woods Subdivision.