

val 1034 no 215

STATE OF SOUTH CAROLINA)
) BOND FOR TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

This Bond for Title entered into this 31st day of March 1976, by and between Lindsey D. McCombs hereinafter called the "Seller" and Jack Crompton hereinafter called the "Purchaser".

W I T N E S S E T H

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

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 142 on a plat of Berea Forest, Section II, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "4N", at Pages 76 and 77, and fronting on Riverwood Court.

The agreed sale and purchase price is Twenty-Seven Thousand Seven Hundred Twenty Dollars and Eight (\$27,720.08) Cents, and the Purchaser hereby covenants and agrees to pay unto the Seller the sum of Twenty-Seven Thousand Seven Hundred Twenty Dollars and Eight (\$27,720.08) Cents, in equal monthly installments of Two Hundred Eighty (\$280.00) Dollars each, commencing on the 1st day of April, 1976, and on the 1st day of each and every month thereafter, until paid in full, with interest at the rate of nine per cent (9%) per annum, to be computed and paid monthly, said payments to be applied first to interest and then to principal. And the Seller agrees to convey the aforementioned real estate to the Purchaser a good, marketable fee simple, general warranty deed thereto, free and clear of all liens and encumbrances, subject to all rights-of-way and easements of public record and actually existing on the premises affecting the above-described real estate 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 aforescribed real estate until delivery of deed and performance of all of the covenants contained herein, and the Buyer shall not have any right to

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