STATE OF SOUTH CAROLINA

## BOND FOR TITLE

COUNTY OF GREENVILLE

IHIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between James W. Skelton , hereinafter called "Seller", and Jacquin K. Wickiser and Robert W. Wickiser

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, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the northwestern side of Mills Avenue, being shown and designated as Lot No. 12, Block B, on plat of the property of O. P. Mills, recorded in the RMC Office for Greenville County, S. C., in plat book C, page 284, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Mills Avenue at the corner of Lot No. 11, Block B, and running thence with the northwestern side of Mills Avenue, N. 45-27 E., 68.5 feet to an iron pin at the corner of Lot No. 13; thence with the line of Lot No. 13, N. 36-14 W., 180 feet to an iron pin in the line of Lot No. 13; thence with the line of Lot No. 15 and Lot No. 9, S. 45-27 W., 68.5 feet to an iron pin at the corner of Lot No. 11; thence with the line of Lot No. 11, S. 36-14 E., 180 feet to an iron pin, the beginning corner.

- 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 there to, free of all liens and encumbrances, subject to all rights of way and easements of public record and actually existing on the ground affect ing the above described property and subdivision setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall yest in the Buyer in and to the aforedescribed real estate shall 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: \$50,000.00 to be paid as follows:
- I. \$18,972.75 on the sealing of these presents, the receipt of which is hereby acknowledged by the Seller;
- II. \$31,027.25 as follows:
  - A. Purchaser to pay to the Seller the sum of \$297.00/month which sum the Seller shall apply to that certain Real Estate Mortgage recorded in the RMC Office for Greenville County at REM Book 1354 at page 150. Upon closing, the amount of principal reduction on said mortgage during the term of this bond shall be credited to the purchase price due.
- B. The transaction shall close on or before January 1, 1988. It is the present intention of the parties that the Purchaser make good faith efforts to obtain suitable financing as soon as possible during the term of this bond.
- Purchasers, by their signature, agree to be bound on the note and mortgage afore-III. mentioned and shall therefore be entitled to the interest deduction for State and õ Federal income tax purposes which is allowed for the interest portion of the \$297.00 principal and interest payments.

<sup>3.</sup> Occupancy. As long as the covenants and conditions of this Bond for Litle 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 Schler.