

EDWARDS, DUGGAN & REESE, P.A.

1000 366

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

GREENVILLE CO. S.C.
MAR 27 2 15 PM '78
RECORDED

THIS BOND FOR TITLE, entered into this day and year hereinafter set forth Home Savings & Loan Association of the Piedmont, by and between formerly Saluda Valley Federal Savings & Loan hereinafter called "Seller", Association and Lasar Brockman and Jennie R. Brockman, hereinafter called "Buyer".

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Seller does hereby agree unto the Buyer and the Buyer does hereby agree to buy, the following described real estate:
.52 acres containing a brick veneer house as shown on the attached Survey for Saluda Valley Savings & Loan Association, dated August 17, 1978

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 ^{Special} good and sufficient Warranty Deed to the above described real estate, conveying ~~good and sufficient~~ fee simple title thereto, ~~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.~~

In addition to the foregoing general exceptions as to title, the property shall be conveyed subject to the following specific exceptions, all of which shall limit the grantors liability under the ~~good~~ warranty of the required deed:

1. Conveyance shall be by special warranty deed
2. No representations or warranties are made concerning the condition of the property, which is being sold "as is."

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: \$19,500, with \$1,000.00 being paid herewith and balance of \$18,500.00 to be paid in monthly installments of \$234.36 each beginning 30 days from date for a 10 year period including interest at 9% per annum.

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 peacefully occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

Taxes and Insurance The Buyer covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that he will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies, authorized to do business in the State of South Carolina, in a sum of not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies. The Buyer will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Buyer fails to pay for such taxes and insurance when due, the Seller shall have the right to pay for the same and all the costs thereof

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