

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

WHEREAS, GORDON E. MANN, hereinafter referred to as "Seller," has agreed to sell property hereinafter described, to BRENDA JOYCE FINLEY, hereinafter referred to as "Purchaser," and

WHEREAS, the parties hereto wish to reduce to writing their agreements concerning said sale and purchase:

NOW, THEREFORE, this agreement made and entered into this day of June, 1978 by and between the aforementioned Seller and Purchaser.

W I T N E S S E T H :

The Seller agrees to sell and the Purchaser agrees to purchase the following described real estate:

ALL that certain piece, parcel or lot of land on the east side of Fourth Street in Section No. 6 of Judson Mills Village, State of South Carolina near the City of Greenville, County of Greenville being known and designated as Lot No. 58 as shown on a plat of Section No. 6 of Judson Mills Village made by Dalton & Neves, Engineers, November 1941 recorded in Plat Book K at pages 106 and 107 in the RMC Office for Greenville County, reference being made to such plat for a more complete metes and bounds description;

subject to the following terms and conditions:

1. The agreed sale and purchase price is \$12,500.00, payable at the rate of \$125.00 per month including principal and interest computed at the rate of 9%, the first monthly payment being due June 5, 1978 and a like payment to be made on the 5th day of each month thereafter until paid in full. The Purchaser agrees that the aforesaid rate of interest on this obligation may, from time to time, at the discretion of the Seller be increased to the maximum rate per annum permitted to be charged from time to time by applicable South Carolina law. However, in no event shall the interest rate exceed the rate of 9 3/4% per annum during the term of this obligation. Any increase in the interest rate herein set forth shall take effect 30 days after written notice of such increase has been mailed to the Purchaser at her last known address.

2. Upon payment of the aforesated purchase price in full, the Seller agrees to give to the Purchaser a fee simple warranty deed to the aforescribed property, free and clear of all liens and encumbrances with the exception of recorded restrictions and rights of way affecting subject property.

3. The 1978 property taxes shall be prorated, and all future taxes shall be paid by the Purchaser. Purchaser agrees to

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