

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

WITNESSETH
BOND FOR TITLE

THIS BOND FOR TITLE, entered into this day and year hereinafter set forth by and between ALLIED ENTERPRISES OF GREENVILLE, INC., hereinafter called "Seller," and WADE T. and SEVERLY RAINEY, hereinafter called "Buyer."

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Seller does hereby agree to Sell and the Purchaser agrees to Buy the following described real estate:

Lot #17 of American Bank & Trust property as is shown in Plat Book F at page 172, recorded in Greenville County R. M. C. Office.

1. Deed Subject to full payment of the purchase price as set forth below, the Seller shall execute and deliver to the Buyer, or his heirs or 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 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.
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:
 - (a). One Thousand and no/100 (\$1,000.00) dollars cash paid upon the execution of this bond for title, receipt of which is acknowledged by Seller.
 - (b) Assumption of mortgage of Seller to United Federal Savings and Loan Association in the approximate amount of Nine Thousand Eight Hundred and no/100 (\$9,800.00) dollars.
 - (c) ~~Such repairs being made to the property as are acceptable to the United Federal Savings and Loan Association.~~ *Delete item*
3. 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 peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.
4. 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

GREENVILLE COUNTY REC'D 10/17/79 10:10

4328

11113

0739

4328 RV-2