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122 Hedge • P. O. Box 655 • Simpsonville, S. C. 29681 • 803-963-3741 • 803-963-3484

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S. C.

'80

BOND FOR TITLE

WITNESSETH

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____

Lakeview Acres, Inc.

hereinafter called "Seller", and

Hugh W. and Mary L. Gilchrist

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 tract of land situated, lying and being in the State of South Carolina, County of Greenville, containing Four (4) acres as shown on a plat prepared by T. H. Walker, Jr. R. L. S. #3182, on or before June 2, 1980, having the following metes and bounds to wit:

Beginning at an iron pin located approximately 1130 feet from the intersection of new roads; thence along the road N6-40E, 200 feet to an iron pin; thence S89-35E, 290.44 feet to an iron pin; thence N82-09E, 555.7 feet to an iron pin on Rabon Creek; thence S27-42W, 89.95 feet to an iron pin; thence S35-46W, 123.32 feet to an iron pin; thence S83-09W, 81.07 feet to an iron pin; thence S0-09E, 91.7 feet to an iron pin; thence N89-15W, 670 feet to the point of beginning.

Grantors reserve the right of way as shown on a plat prepared by T. H. Walker, Jr. R.L.S. of Lakeview Acres for the purpose of dedicating same to the county.

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 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. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed 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:

Purchaser to pay a total purchase price of Twelve Thousand Dollars (\$12,000) with a total down payment of One Thousand Two Hundred Dollars (\$1,200). Lakeview Acres, Inc. to finance the balance of Ten Thousand Eight Hundred Dollars (\$10,800) for a period of Fifteen (15) years at an interest rate of Ten (10) percent. Monthly payments are One Hundred Sixteen Dollars and Seven Cents (\$116.07), with the first payment due July 1, 1980, with all remaining payments due on or before the First (1st) of each month. No penalty for early satisfaction of mortgage.

Payments are to be made to the following address:

Lakeview Acres, Inc.
122 Hedge Street
Post Office Box 655
Simpsonville, South Carolina 29681

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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 fully claiming through Seller.

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