

FILED
20. S. O.
2 10 PM '81
SIMPSONVILLE
SHERSLEY
P. M. C.

41 PAGE 308

LADCO OF LAURENS
LAKEVIEW ACRES CO. INC
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview Acres Co. Inc. hereinafter called "Seller", and Douglas and Sarah Marshbanks 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 situate, lying and being in the State of South Carolina, County of Greenville containing 7.96 acres as shown on a plat prepared by T.H. Walker, Jr. R.L.S. #3182, revised December 8, 1980, and having the following metes and bounds to wit:

Said property being joined on the north by G. Woolun, on the east by Lakeview Road, on the south by E. Barbary and on the west by E. Hendrix.

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 affecting the above described property, and subsisting without lines, easements and fixtures of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the above described real estate until 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:

7.96 acres X \$2,500 per acre = \$19,900

A total sales price of \$19,900 (Nineteen Thousand Nine Hundred Dollars) to be paid as follows:

\$500 (Five Hundred Dollars) due at closing with a balance of \$19,400 (Nineteen Thousand Four Hundred Dollars) to be financed by Lakeview Acres Co. Inc. over a period of 20 years at an interest rate of 11 1/2 per cent.

Monthly payments are to be in the amount of \$200.25 (Two Hundred Dollars and Twenty Five Cents). First payment to be due and payable on February 10, 1981. All other payments will be due and payable by the tenth day of each month. A ten dollar Late Charge will be added to any payment after the twenty fifth day of each month.

Make all payments payable to: Lakeview Acres Co. Inc.
P.O. Box 811
Simpsonville, South Carolina
29681

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

0308

4321 RV-2