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GREENVILLE COUNTY S.C.

STATE OF SOUTH CAROLINA

FILED
JUN 10 10 26 AM '81

BOND FOR TITLE 1142 (REV. 5-45)

COUNTY OF GREENVILLE

DONOR: TERRY B. CHRISTY AND TRACY K. CHRISTY

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between TERRY B. CHRISTY AND TRACY K. CHRISTY

hereinafter called "Seller",

and ALISON A. MILLER AND ALBERT W. ANDERSON

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 lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 15 of Huntly Acres, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book WW at Page 20 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pitman Circle, joint front corner of Lots 15 and 16 and running thence along the joint line of said lots, N. 56-34 E. 173.0 feet to an iron pin at the joint corner of Lots 14, 15 and 16; thence along the line of Lot 14, N. 4-04 W. 60.4 feet to an iron pin; thence N. 81-42 W. 168.57 feet to an iron pin on the eastern side of Pitman Circle; thence along the eastern side of Pitman Circle, S. 8-13 E. 190.6 feet to the beginning corner.

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 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: Ten Thousand and No/100 (\$10,000.00) Dollars cash herewith, receipt of which is hereby acknowledged, and Twenty-Five Thousand Three Hundred Fifty-Eight and 79/100 (\$25,358.79) Dollars in equal monthly installments of ~~Two Hundred Seventy and 25/100 (\$270.25) Dollars~~ ~~per month Beginning February 9, 1981; and~~ ~~Buyer shall secure performance of financing within two (2) years from the date hereof, or until the time the existing balance on the aforesaid loan \$25,358.79 shall be paid in full.~~ Two Hundred Thirty-Two and 25/100 (\$232.25) Dollars plus Escrow payment for Taxes and Insurance per month Beginning February 9, 1981, and continuing until paid in full.

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