

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
10 AM '81
DONALD W. HARRISLEY
R.M.C.

BOND FOR TITLE

BOOK 1142 PAGE 958

This Contract entered into by and between Bufford M. Howard and Stella Ann Howard, hereinafter called "Seller", and Ephraim Hubert and ~~Beverly Hubert~~^{mpj}, hereinafter called "Buyer":

W I T N E S S E T H:

The Seller hereby agrees to sell and convey unto the Buyer, and the Buyer herein agrees to buy from Seller, that certain lot of land with improvements thereon being described as follows:

"All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Sugar Creek Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 5, on Plat entitled "Map 7 Sugar Creek" as recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 7C at Page 15, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sugar Creek Lane, said pin being the joint front corner of Lots No. 4 and 5, and running thence with the common line of said lots, S. 22-03-58 E. 147.15 feet to an iron pin; S. 53-50-30 W. 72.39 feet to an iron pin; thence N. 83-32-41 W. 44.84 feet to an iron pin, the joint rear corner of Lots 5 and 6; thence with the common line of said lots N. 8-44-23 W. 156.25 feet to an iron pin, on the southerly side of Sugar Creek Lane; thence with the southerly side of Sugar Creek Lane on a curve the chord of which is N. 74-35-49 E. 75 feet to an iron pin, the point of BEGINNING."

The sale is subject to the following terms and conditions:

1. The purchase price is Twenty Two Thousand and No/100 (\$22,000.00) Dollars cash and assumption by way of this Bond for Title of the first mortgage against the subject property with Carolina Federal Savings and Loan Association in the sum of not more than Seventy Four Thousand (\$74,000.00) Dollars. To the extent the present balance of said mortgage may be over Seventy Four Thousand (\$74,000.00) Dollars, the cash to be paid by Buyer to Seller will be reduced by said excess. Seller acknowledges with the signing of these presents that the total of Twenty Two Thousand and No/100 (\$22,000.00) Dollars has been paid in full and no further sums are due the Seller.

2. As part of the consideration for this transfer and sale, Buyer agrees to make all future mortgage payments due Carolina Federal Savings and Loan Association. Seller warrants

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