

SEP 23 30 PM '81

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DONNIE W. WALKERSLEY
R.M.C.

BOND FOR TITLE

This Contract entered into by and between Bobby J. Jones, Builders, Inc., hereinafter called "Seller", and Faye Ayers Cannon, 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 piece, parcel or tract of land, lying in the State of South Carolina, on a plat entitled "Survey for Faye Ayers Cannon," recorded in Plat Book 8-A at Page 69, and having such courses and distances as will appear by reference to said plat.

The sale is subject to the following terms and conditions:

1. Seller hereby acknowledges receipt of all money owed it by Purchaser for all bills incurred in connection with the construction performed by Seller and for the fee due Seller for such performance.

2. As part of the consideration for this transfer and sale, Buyer agrees to make all future mortgage payments due Poinsett Federal Savings & Loan Association of the following mortgages against the subject property being dated March 2, 1931, which mortgage is recorded in Mortgage Book 1534 at Page 21, in the original sum of \$30,000.00 at 14% interest rate; and mortgage dated September 12, 1980, recorded in Mortgage Book 1515 at Page 629, in the RMC Office for Greenville County, S.C., in the original sum of \$80,000.00 at 12% interest rate, and having a combined present balance of approximately \$110,000.00, with monthly payments of \$1,267.59. The first payment due May 1, 1931 and payable by May 10, 1981 shall include \$613.96 in additional interest. Buyer further agrees to be responsible for future taxes, insurance and escrow monies due in connection with this property and the mortgage loan. Seller agrees to cooperate, without liability to Seller, with any requirements of the Lender involving this transfer and execute any forms that Lender may require. To the extent Seller may receive notices, tax notices, letters, checks, refunds or other material from Lender, Seller agrees to promptly forward the same to Buyer. So long as Seller shall have no responsibility, cost or liability, Seller hereby appoints Buyer as his attorney in fact for the sole purpose of signing any forms that Lender may require of Seller in connection with any future transfer of the loan from the name of

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