

LADCO OF LAURENS
STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

S.C.
APR '82
WASLEY
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 Clifton Dunaway
and Sheila Dunaway 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, lying, being and situate in the State of South Carolina, County of Greenville being known as tracts Nos. 16 and 17 containing 4.25 acres more or less as shown on a plat prepared by T.H. Walker Jr. R.L.S. 3182, revised April 25, 1981 recorded in Greenville County Courthouse in Plat Book 8I at page 20.

23(50) 564.1-1-4.28 (NOTE)

Beginning at point in the center of Cody Lane and running N. 2-27 W., 463.18 feet to an iron pin; thence S. 83-27 E., 564.5 feet to an iron pin; thence S. 35-20 W., 532.1 feet to a point in the center of cul-de-sac on Cody Lane; thence along said road N. 81-20 W., 236.5 feet to the point of beginning.

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 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:

A total purchase of \$10,625 (Ten Thousand Six Hundred and Twenty Five Dollars) is to be paid as follows:

A down payment of \$1,062.50 (One Thousand Sixty Two Dollars and Fifty Cents) to be paid at closing.

The balance of \$9,562.50 (Nine Thousand Five Hundred and Sixty Two Dollars and Fifty Cents) will be financed by Lakeview Acres Co. Inc. over a period of 10 years at an interest rate of 11%.

Monthly payments will be in the amount of \$131.74 (One Hundred and Thirty One Dollars and Seventy Four Cents). The first of 120 consecutive payments will be due March 2, 1982. All remaining payments will be due the 2nd day of each month. A ten dollar late charge will be added to any payment recieved after the twelfth day of each month.

Make payments to: Lakeview Acres Co. Inc.
P.O. Box 811
Simpsonvill, S.C. 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 lawfully claiming through Seller.

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DOCUMENTARY
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