

FILED
GREENVILLE CO. S. C.

VOL 1183 PAGE 254

FEB 25 4 36 PM '83

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BOND FOR TITLE

THIS BOND FOR TITLE, entered into by and between JAMES L. JONES, hereinafter called "Seller", and MARVIN O. JONES, hereinafter called "Buyer",

WITNESSETH:

FOR AND IN CONSIDERATION of the sales price and mutual covenants herein contained, Seller agrees to sell unto Buyer, and Buyer agrees to buy from Seller an undivided one-half interest in and to the following described real estate:

ALL that certain piece, parcel, or tract of land, containing 3.3 acres, more or less, situate, lying and being in Oaklawn Township, Greenville County, South Carolina, being shown and designated on a Survey for MARVIN O. JONES and JAMES L. JONES, prepared January 19, 1983, by Carolina Surveying Co., recorded in the RMC Office for Greenville County in Plat Book G-N, Page 60, and having, according to said Plat, the following metes and bounds:

BEGINNING at a nail and cap in the center of Holland Ford Road, joint corner with property now or formerly of William C. Jones, and running thence S 80-55 W, 622.7 feet to an iron pin; thence with the line of property now or formerly of Lillie Mae Galloway Roach, N 21-30 E, 333 feet to an old iron pin; thence with the line of property now or formerly of John R. and Jacqueline Chapman, N 86-00 E, 441.8 feet to an old nail in the center of Holland Ford Road; thence with Holland Ford Road, S 12-07 E, 248 feet to a nail and cap, the point of beginning.

21(45)612.1-1-36(NOTE)

Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated herein, Seller shall execute and deliver to 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, excepting only any Buyer might put on the subject property, subject also to all applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

2. PURCHASE PRICE. As the total purchase and sales price for the above described property, Buyer covenants and agrees to pay unto Seller the following total sum or sums which the Buyer reserves the right to prepay in whole or in part at any time:

Purchase Price \$6,942.15

Down Payment 1.00

The balance of \$6,941.15 shall be due and payable in 84 equal, consecutive, monthly installments of 138.11 each, beginning April 1, 1983, with payment in like amount on the First day of each month thereafter, with interest thereon from date at the rate of 16% per annum, to be computed and paid monthly by amortization until paid in full; all interest not paid when due to bear interest at the same rate as principal. Buyer is to make the above required payments to Southern Bank and Trust Co. to retire Seller's and Buyer's debt to said Bank. The required amount is one-half of the payment due to Southern Bank & Trust Co. The Buyer is to pay the other one-half portion of this debt on his own behalf.

RECORDED

4328-RV-2

1983

GREENVILLE COUNTY S.C.
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