

FILED S.C.  
GREENVILLE  
MAY 14 10 30 AM '84  
M.C. LARLEY

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

BOND FOR TITLE

THIS BOND FOR TITLE entered into the day and year hereinafter set forth by and between P. J. Moore, (formerly P. J. Jameson) hereinafter referred to as "Seller" and Hilda R. Zapata, hereinafter referred to as "Buyer."

W I T N E S S E T H:

For and in consideration of the sales price and the mutual covenants herein contained, the Seller does hereby agree to sell and the Buyer does hereby agree to buy the property known as 11 St. Marks Road, Taylors, South Carolina, being more particularly described on Exhibit A, attached hereto and made a part hereof by reference.

-11-276-T8-3-13.4 NOTE

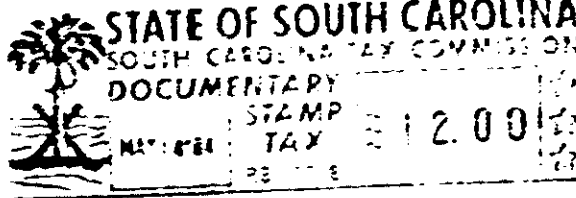
1. Deed. Subject to payment of the amount specified in Paragraphs 2(a), 2(b), and 2(c), Seller shall deliver to Buyer, or her assigns, a good and sufficient Warranty Deed to the above described real estate, conveying a good, marketable fee simple title thereto, free of all liens and encumbrances, except the note and mortgage given to Northwestern Bank, said mortgage being recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1567, Page 245, and subject to rights-of-way and easements of public record and actually existing on the ground affecting the above described property, subdivision set back lines, easements, and restrictions of public record, all as exist at the time of the execution of this Bond for Title. 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 Seller Thirty-four Thousand, Nine Hundred Fifty and no/100ths Dollars (\$34,950.00) as set forth below:

- (a) Five Thousand Dollars (\$5,000.00) upon execution of this document;
- (b) Two Thousand, Five Hundred Dollars (\$2,500.00) together with Twelve percent (12%) simple interest on the unpaid balance (total of \$3,100.00) shall be due and payable on May 1, 1985;
- (c) Two Thousand, Five Hundred Dollars (\$2,500.00) together with Twelve percent (12%) simple interest (total of \$2,800.00) shall be due and payable on May 1, 1986;
- (d) Twenty-four Thousand, Nine Hundred Fifty Dollars (\$24,950.00) bearing interest at the same rate as the indebtedness given by Seller to Northwestern Bank, and payable in monthly installments of Three Hundred Forty-three and 34/100th Dollars (\$343.34) beginning May 1, 1984, and each month thereafter until paid in full.

Buyer shall have the right to discharge the entire indebtedness due pursuant to this paragraph by assuming the indebtedness due by Seller to Northwestern Bank and discharging said indebtedness by continuing to make the scheduled monthly payments or by paying off said indebtedness in full. Payment to Northwestern Bank of any amount to be applied against said loan shall be deemed to discharge an equal amount of the indebtedness due pursuant to this paragraph 2(d).

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