

GEORGE F. TOWNES GREENVILLE

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 13 10 25 AM '74
DORRIS S. TARKERSLEY
R.H.C.

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Carrie Lee Black
Matthews, hereinafter called "Seller", and John W. Camp
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 lot of land in the County of Greenville, State of South Carolina, on Wade Hampton Boulevard, near Taylors, South Carolina, shown on a plat entitled "Property of Vera O. Black" made by C. O. Riddle, R.L.S., November, 1973, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the northern side of Wade Hampton Boulevard (U. S. Highway 29) and running thence with the right-of-way of Wade Hampton Boulevard S. 66-03 W. 77.1 feet to a pin at the line of property now or formerly owned by Brent Corporation; thence with the line of property of Brent Corporation N. 4-15 E. 196.1 feet to an iron pin; thence S. 37-47 E. 162.9 feet to an iron pin; thence S. 51-00 W. 56.5 feet to the point of beginning.

Together with all the grantor's rights in any property subject to the right-of-way of Wade Hampton Boulevard, including that portion shown on said plat as "Asphalt Pavement".

This is the same property acquired by the grantor by Will of Vera O. Black of record in the Greenville County Probate Court in Apartment 1283, File 21. See also W 469-25 and Deed Book 205 at page 328.

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 price of Twenty-four Thousand (\$24,000.00) Dollars of which Two Thousand (\$2,000.00) Dollars has been paid, leaving a balance of Twenty-two Thousand (\$22,000.00) Dollars payable in sixty (60) equal monthly installments of Four Hundred Fifty-six and 69/100 (\$456.69) Dollars per month, the first due August 15, 1974 and the remainder due on the 15th day of each succeeding month thereafter until paid in full; payments to be applied first to interest and then to principal, with the right to anticipate in any amount at any time.

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 peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

(CONTINUED ON NEXT PAGE)

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