

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between James B. Snoddy

, hereinafter called "Seller", and Hartwell Villa

Associates, A Joint Venture

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 piece parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southeastern side of Wellesley Way in Greenville County, South Carolina, being known and designated as lot no. 58 on a plat of Huntington, Sheet No. 3, made by Piedmont Engineers and Architects, dated May 4, 1966, recorded in the R.M.C. Office for Greenville County in Plat Book XXX, Page 25, and also shown on a plat entitled Property of E. Don Bott and Karen A. Bott made by Piedmont Engineers and Architects dated December 11, 1967 and recorded in the R.M.C. Office for Greenville County in Plat Book VVV, Page 173, reference to the latter plat is hereby craved for the netes and bounds thereof.

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 thereto, 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:

the purchase price for the property described in this contract is the sum of \$22,000.00. The Buyer has paid to the Seller by way of a trade-in allowance on the Seller's purchase of Unit No. 12-C in the Hartwell Villas Condominium Complex the sum of \$4,255.66. The balance of the sales price of the within contract being \$17,744.34, being due and payable by the Buyer to the Seller in monthly installments in the sum of \$359.23 commencing on October 2, 1975 and on the first day of each month thereafter until paid in full. All payments shall apply first to interest at the rate of 9% per annum, to be computed and paid monthly, with the balance to principal. The buyer reserves the right to prepay the whole or any part of the principal and interest any time due hereunder without penalty.

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.

RECORDED

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