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JOHN M. DILLARD, P.A., GREENVILLE, S. C.DONNIE S. TANKERSLEY
R.H.C.) 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 DAVID I. HOROWITZ, hereinafter called "Seller", and PAUL B. HAINES andLINDA C. HAINES 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 in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 97 on a plat of GREENBRIER, dated September, 1957, revised September, 1959, made by Carolina Surveying and Mapping Company, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 128, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Log Shoals Road at the joint front corners of Lots Nos. 97 and 81 and running thence along the common line of said lots, S. 34-35 E., 170 feet to a point at the corner of Lot No. 96; thence along the line of Lot No. 96, N. 55-25 E., 117 feet to an iron pin at the joint rear corners of Lots Nos. 97 and 98; thence along the common line of said lots, N. 34-35 W., 236.5 feet to an iron pin on Log Shoals Road; thence along the southern side of the right of way of Log Shoals Road, S. 26-46 W., 133 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 thereunto, 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 total balance due on the within Bond for Title is the sum of \$25,000.00 (\$25,000.00 is not the purchase price for the property, but the amount due to David I. Horowitz, who has taken title in his name on behalf of Jimmy J. Lindsey). The said balance due in the sum of \$25,000.00 shall be paid by the Buyers to the Seller in monthly installments in the sum of \$209.80 each, plus the amount of escrow for taxes and insurance hereinafter provided. All payments shall be applied first to interest on the deferred balance due at the rate of nine (9%) per cent per annum, to be computed and paid monthly, with balance to principal. All payments shall be made directly by the Buyers to Family Federal Savings and Loan Association, Greer, South Carolina, which holds a mortgage due on said property in the sum of \$25,000.00, over a term of 25 years at 9 per cent per annum, with monthly installments of \$209.80 each. A default in making payments on said mortgage to Family Federal by the Buyers shall constitute a default in the terms and conditions of this Bond for Title.

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.

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