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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE TO REAL ESTATE

FILED
GREENVILLE CO. S. C.
MAY 14 2 46 PM '76
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: That I, Mary Ellen M. Stargel, have agreed to sell to Harris D. Oakes a certain lot or tract of land in the County of Greenville, State of South Carolina, being more fully described as follows:

Being shown in County Block Book as parcels 161-240.2-1-2 and 161-240.2-1-3 and having the following metes and bounds, to-wit: BEGINNING on the north side of Easley Bridge Road joint corners of Lots 3 and 4 and runs thence as common line between said lots, N. 30-30 W. 471.5 feet to iron pin; thence N. 74-10 E. 248.7 feet to iron pin; thence S. 30-30 E. 407.6 feet to iron pin on north side of Easley Bridge Road; thence along the northern side of Easley Bridge Road S. 59-30 W. 240 feet to point of beginning. This is that same property conveyed to J. D. Stargel by deeds recorded in Deed Book 455 page 107 and Deed Book 719 at page 475.

and execute and deliver a good and sufficient warranty deed therefor on condition that Harris D. Oakes pay the sum of Fifty Thousand (\$50,000.00) Dollars in the following manner: Five Thousand and NO/100 (\$5,000.00) Dollars payable upon the execution and delivery of Bond for Title and the balance of Forty Five Thousand and NO/100 (\$45,000.00) Dollars to be financed by Seller at eight (8%) per cent per annum, for a period of twelve (12) years with monthly payments of principal and interest of Four Hundred Eighty Seven and 11/00 (\$487.11) Dollars. Payments by purchaser shall not commence until the first on the month following attainment of eighty (80%) per cent occupancy of the 26 Mobile Home Spaces and One House. In lieu of interest due on balance of purchase price during the interim period that eighty (80%) per cent occupancy is attained, all rent receipts shall accrue to the Seller. Taxes, rent, utility bills (water, sewer treatment, electric) shall be pro-rated on the date purchaser begins making monthly payments as specified. Seller further agrees that six years after the date payments begin, or after one-half of the principal amount financed has been paid by purchaser, whichever occurs first, Seller will then convey property to Purchaser by fee simple general warranty deed, free and clear of all liens, mortgages and encumbrances, with Purchaser executing and delivering to Seller a note and real estate mortgage for the remaining balance due upon the same terms as set forth herein for payment, subject to any applicable restrictive covenants, setback lines, easements and zoning regulations, if any, as may appear on record or on the ground.

H. D. O.
M. E. M. S.

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