

10103 10250

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ALL that certain piece, parcel or tract of land lying and being in the State of South Carolina, County of Greenville, in Cleveland Township, as is more fully shown on a plat of a subdivision known as Hart Valley Haven which is recorded in the R.M.C. Office of Greenville County in Plat Book EE Page 137, and which is designated on such plat as Lot 22, and which has the following metes and bounds: BEGINNING at an iron pin on a county road in Hart Valley Haven and running thence S. 59-15 E. 118.00 feet to Oil Camp Creek; thence northerly with Oil Camp Creek 110.00 feet, more or less, to a point; thence S. 87-20 W. 128.00 feet to the County Road; thence S. 11 W. 40.00 feet to the point of beginning.

Being the same property conveyed to Twenty-First Century Associates, Inc. by Charles R. Douglass by a deed dated October 7, 1977, and recorded on October 10, 1977 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1066 at Page 434.

1. PURCHASE PRICE. As the total purchase price of the above described property, the Buyer hereby agrees to pay unto the Seller Twenty Four Thousand (\$24,000.00) Dollars payable as follows:

a) One Thousand (\$1,000.00) Dollars in cash previously paid to James D. Casteel (hereinafter "Casteel"), being held in trust and to be delivered to the Seller at the signing of this Bond for Title;

b) Twenty-One Thousand and Eighty (\$21,080.00) Dollars in the form of Buyer's promissory note, to be executed and delivered to the Seller upon the signing of this Bond for Title, such sum to bear the interest rate of Eight and Three-Fourths (8-3/4%) per cent per annum, and to be paid in five monthly installments of Four Hundred Thirty-Five (\$435.00) Dollars, commencing on August 17, 1978 and payable on the 17th day of each month thereafter for four months, such installments being applied first to interest and then to principal;

c) On January 17, 1979, the Buyer agrees to assume or pay, at his option, the balance due upon that certain real estate mortgage executed by the Seller to Casteel in the original sum of Fourteen Thousand (\$14,000.00) Dollars, recorded on October 10, 1977 in the R.M.C. Office for Greenville County in Mortgage Book 1412, at Page 513;

d) Buyer agrees to pay in cash to the Seller, on January 17, 1979, the difference in the balance due upon the Casteel mortgage and the amount due upon the purchase price;

e) Buyer agrees to execute his promissory note to James D. Casteel in the sum of One Thousand Nine Hundred and Twenty (\$1,920.00) Dollars with interest at the rate of Eight and Three-Fourths (8-3/4%) per cent per annum, to be repaid six (6) months from the date of the signing of this Bond for Title.

IN ADDITION TO THE PURCHASE PRICE, Buyer agrees to pay to the Seller, at the signing of this Bond for Title, the sum of Five Hundred and Three and 13/100 (\$503.13) Dollars, which represents interest upon the balance of the purchase price from April 14, 1978, at the rate of Eight and Three-Fourths (8-3/4%) per cent per annum.

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