

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE

WHEREAS, David E. Mullinax and Phyllis B. Mullinax, hereinafter referred to as Sellers are desirous of selling property hereinafter described to Morris Victor Abercrombie and Cathi M. Abercrombie, hereinafter referred to as Purchasers.

WHEREAS, the parties hereto desire to reduce to writing their agreements concerning the sale and purchase of said property.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, it is agreed as follows:

1. The Sellers agree to sell and the Purchasers agree to purchase the following described property:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, being shown and designated as Lot No. 52 on Map No. 2 of Cherokee Forest, recorded in Plat Book EE at Page 191 in the BMC Office for Greenville County.

2. The agreed sale and purchase price is Thirty-Three Thousand Nine Hundred Fifty and No/100ths (\$33,950.00) Dollars payable as follows: creation of this mortgage loan at 9.75 per cent per year on \$33,950.00 for thirty years. The monthly payment for principal and interest shall be Two hundred ninety one and 69/100ths (\$291.69) Dollars payable to the Sellers. The monthly payment for taxes and fire insurance is presently Twenty seven and 05/100th (\$27.05) Dollars per month payable to the Sellers. The Sellers acknowledge that a mortgage of Fifteen Thousand Three Hundred Forty Nine and 33/100th (\$15,349.33) Dollars payable to Cameron Brown Company presently exist on the property. The Sellers also acknowledge that a second mortgage of Eight Thousand One Hundred and 00/100th (\$8,100.00) Dollars payable to First Union Mortgage Corporation. The Sellers assume the responsibility to maintain the payments on both of these mortgages. All payments to be due and payable on the first day of each month with the first payment due July 1, 1978. In the event that the afore-stated monthly payment of Twenty seven and 05/100th (\$27.05) Dollars shall change because of either an increase or decrease in taxes and insurance, Purchasers agree to adjust their total monthly payment in order to compensate for any such change. The present monthly payment shall be Three Hundred Eighteen and 72/100th (\$318.72) Dollars.

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