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STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS: We, George M. Skelton and Crystal A. Skelton, Sellers, have agreed to sell to Phyllis J. Groves, Buyer, a certain lot or tract of land in the County of Greenville, State of South Carolina, BEGINNING at an iron pin in the center of Mill Road, also known as Coachman Drive, at the corner of a tract containing 3.8 acres and running thence with the line of said tract, N 41-04 E 638.1 feet to an iron pin in the line of a tract containing 8.2 acres; running thence with the line of said tract, S 38-35 E 240 feet to an iron pin at the corner of a tract containing 4.6 acres; thence with the line of said tract, S 29-06 W 635.9 feet to a point in the center of Mill Road, also known as Coachman Drive; and running thence with the center of said road, N 61-45 W 30 feet to an iron pin; thence continuing with the center of said road, N 56-01 W 151.2 feet to an iron pin in said road; thence continuing with the center of said road, N 33-25 W 195.7 feet to the point of beginning, and execute and deliver a good and sufficient warranty deed therefor to her on the following conditions:

- 1. The sales price shall be Seventy Five Thousand and 00/100 (\$75,000.00) Dollars.
- 2. There is at this date a first mortgage on said property to United Federal Savings and Loan Association having an approximate unpaid balance of Thirty Nine Thousand Two Hundred Sixty Three and 00/100 (\$39,263.00) Dollars leaving an equity to Sellers in the amount of Thirty Five Thousand Seven Hundred Thirty Seven and 00/100 (\$35,737.00) Dollars; said equity figure being obtained by subtracting the balance of the first mortgage \$39,263.00 from the sales price \$75,000.00.
- 3. Buyer is paying Sellers as of this date Seventeen Thousand and 00/100 (\$17,000.00) Dollars which, when subtracted from Sellers equity \$35,737.00 leaves a remaining equity to Sellers of Eighteen Thousand Seven Hundred Thirty Seven and 00/100 (\$18,737.00) Dollars.

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