

JOHN M. DILLARD, P.A., GREENVILLE.

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GREENVILLE, CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOND FOR TITLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between NORMA E. MURRAY, the same person as NORMA E. HARVEY, hereinafter called "Seller", and GERALD R. GLUR REAL ESTATE, INC. 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 those pieces, parcel or lots of land situate, lying and being on the southern and eastern sides of Knollwood Court in Greenville County, South Carolina being shown and designated as Lots Nos. 1 and 2 on a plat of Knollwood Court, Property of Fountain Inn Investors, Inc., made by R. B. Bruce, Surveyor, dated June 23, 1959, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book MM, Page 174, reference to which is hereby craved for the metes and bounds thereof.

The above described property is subject to a mortgage loan owned by Household Finance Corporation recorded on March 27, 1978 in the R.M.C. Office in Mortgage Book 1430, Page 69 in the original sum of \$23,878.40 having a present balance due in the sum of \$23,748.33.

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 there-to, free of all liens and encumbrances, subject to all rights of way and easements of public record and actually existing on the ground affect-ing 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 purchase price of the above property is the sum of \$30,000.00, \$6,251.67 of which has been paid by the Purchaser to the Seller on the execution hereof. The balance due on the purchase price of \$23,748.33 is due and payable by the Purchaser to the Seller in monthly installments in the sum of \$300.00 each commencing on March 2, 1979 and on the same day of each month thereafter until paid in full, said payments to apply first to interest at the same rate charged by Household Finance Corporation on the mortgage above set forth covering said property with balance to principal.

The Seller hereby takes as Tenant and the Purchaser hereby demises as Land- lord the above described property at a rental of \$300.00 per month subject to the conditions hereinafter contained in paragraphs 9 and 10. Said rental will be due and payable by the Seller making all mortgage payments due on the Household Finance Corporation note and mortgage covering the above pro- perty which appears of record. The Seller as Tenant agrees to make all pay- ments due on said note and mortgage when due. A deed to the above property shall be executed and delivered by the Seller at closing and deposited with Frank Leake as Escrow Agent to be delivered to the Purchaser upon Purchaser's request and compliance with his covenants under 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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