

FEB 16 3 CO FF '77  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
CONNIE S. TANKERSLEY  
S.M.C.

VCL 1097 PAGE 70

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between  
Walker Properties hereinafter called "Seller",

and Jimmy Roger Purkett  
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:

Beginning at a point in the middle of Hawks Nest Road. This point being located 351.7 feet from the middle of the intersection of Hawks Nest and Elater Roads and continuing N39-19W 28 feet, N32-19W 93 feet, N27-19W 102.5 feet to a point in the center of Hawks Nest Road, thence running S74-43W for 428.2 feet to an iron pin, thence running S45-31W 318.5 feet to an iron pin, and continuing N75-15E 341.0 feet to the point of beginning, said property including 2.41 acres as shown on a plat by W. R. Williams, subdivided Nov. 1976, also shown in Greenville County Tax Maps as 521.1-2-10.

All properties on this plat are restricted according to the attached set of restrictions, which are to be recorded along with the plat in the Greenville County Courthouse no later than December 22, 1978.

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 therein, free of all liens and encumbrances, subject to all rights of way and easements of public record and actually existing on the ground affecting 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 until 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:

Two thousand three hundred and thirty dollars (\$2,330),  
plus interest thereon, and this Bond for Title Contract together with \$5,436 to be paid as follows:

\$110.10 per month payable every month, beginning February 1, 1977, applied first to interest of 8% simple interest and the remainder to principal until paid in full, with privilege of prepayment of all or any portion of the principal at any time. The Seller shall be paid to Walker Properties, 18 Pinecrest Drive, Greenville, S. C. 29609. Buyer's check to be his receipt.

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