

GREENVILLE, S. C.

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY  
R.M.C.

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between S. C. Rush

hereinafter called "Seller", and Paul Allan McDonald and

David W. Glenn

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:

119 Phillips Lane in the City of Greenville, known on the tax maps for Greenville County as Sheet 214, Block 3, Lot 10, together with all improvements thereon.

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 thereunto, 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 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:

\$17,000.00 payable as follows:

(a) \$100 on the sealing of these presents;

(b) \$1,900.00 on taking occupancy on May 1, 1979;

(c) Balance of \$15,000.00 by note, personally endorsed by Buyers dated May 1, 1979.

Said note shall call for payments in the amount of \$125.88<sup>1</sup> per month commencing on June 1st 1979 and each and every month thereafter on the first day of each succeeding month until the final payment is made on May 1, 2004. Said note shall bear interest at the rate of 9% per annum commencing June 1, 1979. Notwithstanding paragraph 1 hereof, a deed to the subject property shall be delivered unto the Buyer on January 3, 1980 so long as all payments due hereunder are current and at such time, Buyer shall execute a valid first mortgage on said premises which shall be identical to the terms of the note aforementioned. Seller shall have the right to accelerate said note and call same due in full at any time after May 31, 1984.

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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.

Buyer shall have right of possession commencing on May 1, 1979.

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