

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

REC'D
JUN 25 4 15 PM '79
M.C. HARRISLEY

VOL 1195 PAGE 424

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____

ALVIN J. HILL

, hereinafter called "Seller",

and FRED B. HAMILTON, III and LARRY JAMES BLACKSTOCK
hereinafter called "Buyer".

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 that certain piece, parcel or lot of land in Greenville County, State of South Carolina situate on the northeast side of Hillhouse Street and having according to a plat of the Property of J. D. Jones dated January 30, 1972, recorded in Plat Book AA at page 20 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Hillhouse Street at a point 78 feet distant from Smythe Avenue and at the corner of property heretofore conveyed by J. D. Jones by deed recorded in Deed Book 450 at page 335 and thence with the northeast side of Hillhouse Street N 54-15 W 100 feet to a pin; thence N 35-45 E 60 feet to a pin; thence S 54-15 E 100 feet to a pin; thence S 35-45 W 60 feet to point of beginning.

Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 thereto, free of all liens and encumbrances, subject to all applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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:

\$23,500.00 payable \$3,500.00 upon the execution of this Bond for Title, and the balance of \$20,000.00 to be paid at the rate of \$610.71 quarterly including principal and interest computed at the rate of nine per cent (9%) per annum, the first quarterly payment being due October 15, 1979, and a like payment being due quarterly thereafter for a total of fifteen (15) years.

RECORDED
OCT 15 1979

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