

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

260 Pelham Rd
Apt C-1
Greenville, SC 29615
VOL 1114 PAGE 212

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE, S. C.
JUN 25 1979
JAMES W. RUSLEY

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Stephen L. Whitten
and Frances A. Whitten, hereinafter called "Seller", and John K. Baldwin and
Anita Baldwin 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 that piece parcel or tract of land situate, lying and being off the southerly side of Bennett's Bridge Road (S. C. Highway #296), in Greenville County, South Carolina, on the western side of the Enoree River and being shown on an eight (8) acre tract on a plat entitled Property of Stephen L. Whitten and Frances A. Whitten, made by Freeland & Associates, dated October 18, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-0, at page 37, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is a portion of the same property conveyed to Grantors by deed of L. W. Brummer recorded January 9, 1978 in Deed Book 1071 at page 545.

ALSO, an easement for ingress and egress to and from Bennett's Bridge Road from the above described property along a right of way fifty (50) feet in width as shown on the above-mentioned plat prepared by Freeland & Associates. Said easement to be a covenant running with the land.

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 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:

The sales price for the property described in this Contract is the sum of Sixteen Thousand and No/100 (\$16,000.00) Dollars, Two Thousand and No/100 (\$2,000.00) Dollars of which has been paid on or before the execution of this Bond for Title, and the balance of the sum of Fourteen Thousand and No/100 (\$14,000.00) Dollars being due and payable by the Buyer to the Seller in monthly installments in the sum of One Hundred Eighty-five and 2/100 (\$185.02) Dollars, each, commencing November 23 1979, and continuing on the 23rd day of each month thereafter until paid in full with all payments to apply first to the payment of interest at the rate of ten (10%) percent on the unpaid balance due from time to time and the balance to principal. Such monthly installments shall continue until the entire indebtedness evidenced by this Bond for Title is fully paid, except that any remaining indebtedness, if not sooner paid, shall be due and payable on October 23, 1989.

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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