

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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CLERK OF COURTS
GREENVILLE

BOND FOR TITLE
Vol 1118 p 139

WHEREAS, Sammie Bowen McAbee, hereinafter referred to as "Seller" is the owner of property hereinafter described, and;

WHEREAS, James W. Gosnell and Vivian A. Gosnell, hereinafter referred to as "Purchasers" are desirous of purchasing said property;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, it is agreed as follows:

1. The Seller agrees to sell and the Purchaser agrees to purchase the following described real estate:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville within the corporate limits of the City of Greenville, on the northern side of Butler Avenue, being shown as all of Lot "D" and the rearmost southwestern portion of Lot "B" as shown on a plat of said property being recorded in the R. M. C. Office for Greenville County in Plat Book C, at Page 11 and, having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northern side of Butler Avenue, joint front corner of Lots "C" and "D" and running thence with the joint line of said lots, N. 51 W. 120 feet, more or less, to a point; thence continuing N. 51 W. through Lot "B" 80 feet, more or less, to a point; thence S. 46-15 W. 38 feet, more or less, to a point; thence S. 36 E. approximately 251.6 feet to a point on the northern side of Butler Avenue; thence with Butler Avenue, N. 17 E. approximately 104 feet to the beginning corner. This property is shown on the City Tax Maps at Sheet 19, Block 1, Lot 27.

Derivation: This being the same property conveyed to Sammie Bowen McAbee by Bill B. Bozeman, et al. by deed dated November 1, 1979, 1971, and recorded in Deed Book 932, page 19.

2. The agreed sale and purchase price is \$55,000.00, which shall be payable as follows: \$500.00 per month to be applied first to interest at the rate of ten (10%) percent and then to principal. Said payment shall continue on a monthly basis for a term not to exceed 15 years. Upon the expiration of the term, all remaining balances, principal and interest, shall become due and payable.

3. Upon payment of the aforesated purchase price in full, or upon payment by Seller of that note and mortgage due from Seller to Bozeman, et al, the Seller agrees to give to the Purchaser a fee simple warranty deed to the aforescribed property, subject only to rights-of-way, easements, restrictions and zoning ordinances of record. If any balances are due Seller at that time, these shall be represented by a note and mortgage due from Purchaser to Seller having the same repayment terms as this bond. Said mortgage must be a first mortgage.

4. The 1980 property taxes, and all future property taxes shall be

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