

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

W. Mullinax
Wm. Bridgeford
Greenville, S.C. 29609
BOOK 1119 PAGE 666

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 21 12 03 PM '80
SCANNED BY ANKERSLEY
R.M.C. BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____
GERALD R. GLUR _____, hereinafter called "Seller", and _____
WILMA H. MULLINAX _____ 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 lot of land with buildings and improvements lying on the north-eastern side of Chastain Drive in Greenville County, South Carolina, being shown as Lot No. 9 on a plat of Maple Acres, recorded in the RMC Office for Greenville County, S.C. in Plat Book FF, page 111, conveyed to Gerald R. Glur by Deed of Betty S. Hunter, recorded in the RMC Office for said County and State on December 5, 1978 in Deed Book 1093, page 155.

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 thereto, 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 above described 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 total sales price of the above property is the sum of \$32,950.
The Seller has given the Buyer a trade-in allowance of \$11,950.00 on Unit 43 of Bridgeview Condominiums, leaving a balance of \$21,000.00.
Said \$21,000 shall be repaid by the Buyer to the Seller in monthly installments in the sum of \$168.89 per month commencing on February 25, 1980 and on the twenty-fifth day of each month thereafter until paid in full, all payments to apply first to interest on the deferred balance due from time to time at the rate of nine (9%) percent per annum with balance to principal. There shall be added to said monthly payment the additional sum of \$25.00 in accordance with the provisions of Paragraph #4, hereafter, for the tax and insurance escrow, making the total monthly payment of \$194.00.

There now covers this property a mortgage due to Fidelity Federal Savings & Loan Association, which as of December 21, 1978 had a balance in the sum of \$19,081.08, which appears of record by Modification Agreement in Mortgage Book 1453, Page 754. The Seller covenants to continue all mortgage payments to Fidelity Federal on said property and to use all sums received hereunder from the Buyer to the extent necessary to make said payments and to keep the same current.

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 peacefully occupy and possess the above described real estate without interruption from the Seller or anyone claiming through Seller.

5990

4328 RV-2