



J. DILLARD, P.A., GREENVILLE, S. C.

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CO. S. C.
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DONNIE TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between C. Dan Joyner & Co., Inc., hereinafter called "Seller", and Thomas John Gilmore and Jeanne B. Gilmore 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 lot of land with all buildings and improvements thereon, situate, lying and being on the southeastern side of Pinecrest Drive in Greenville County, South Carolina being known and designated as Lot No. 8 as shown on a plat entitled PLAT OF PROPERTY OF H. H. COX made by Terry T. Dill dated December 18, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book KK at Page 149, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the sellers by deed of William Ian Cairns and Gloria Riley Cairns recorded September 28, 1979 in Deed Book 1112 at Page 5559.

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 \$49,950.00, \$4,000.00 of which is being paid on or before the execution of this Bond for Title and the balance in the sum of \$45,950.00 being due and payable by the Buyer to the Seller in five monthly installments in the sum of \$382.92, being interest only at the rate of 10% per annum on the unpaid balance commencing on December 20, 1979 and continuing on the 20th day of each month thereafter and the principal in the sum of \$45,950.00 being due and payable in full April 20, 1980. The Buyer reserves the right to prepay the whole or any part of the principal or interest at any time hereunder without penalty.

This Bond for Title may be extended upon the same terms and conditions until June 30, 1980 at which time any remaining indebtedness including principal and interest shall be paid in full.

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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