

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

Address: 219 S. 17th St. Greenville, S.C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 10 55 AM '80
DONNA B. BENSLEY BOND FOR TITLE
R.M.C.

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____
DAVIDSON ENTERPRISES, INC., hereinafter called "Seller", and JOHN L. WASH, JR. AND
SUSAN S. WASH 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 in the State of South Carolina, County of Greenville, on the southwestern side of Saratoga Drive, being known and designated as Lot No. 133, as shown on a plat entitled CANEBRAKE I, made by Erwright Associates, Engineers-Surveyors, dated August 18, 1975, revised April 30, 1976, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-P at page 28, reference to which plat is hereby craved for the metes and bounds thereof.

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 affect-ing 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 Bond for Title is the sum of \$54,000.00, of which \$7,000.00 has been paid prior to the execution of this Bond for Title, and the balance of \$47,000.00 beind due and payable by the Buyers to Seller in monthly installments in the sum of \$556.89 each, commencing March 1, 1980 and on the first day of each month thereafter for a period of one year, with a final baloon payment due and payable on March 1, 1981, to be credited to the balance due on this Bond for Title. All payments shall apply first to interest at the rate of 14 per cent per annum, to be computed and paid monthly on the unpaid principal balance due from time to time, with balance to principal. Buyer is to also pay to Seller a monthly installment of \$75.00 for the purpose of taxes, insurance and Canebrake Homeowners Association fee on the above described property, which is to be paid along with the above-mentioned monthly installments.

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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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