

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S. C.  
APR 14 1980  
CLERK OF COURTS  
GREENVILLE  
MERSLEY

BOOK 1123 PAGE 592

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between \_\_\_\_\_  
L. W. Stringer \_\_\_\_\_, hereinafter called "Seller",

and Guy Styles and Deborah Styles  
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 certain piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina and containing 1.29 acres according to a plat of same prepared by James V. Gregory dated February 18, 1980 and recorded in Plat Book 7W at Page 47 in the R.M.C. Office for Greenville County, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a spike at the intersection of S. C. Highway 414 and a County Road and proceeding thence along said County Road S. 37-53 W. 332.0 feet to a spike on the County Road; thence continuing N. 47-24 W. 221.67 feet to an iron pin; thence N. 48-35 E. 287.84 feet to a spike in Highway 414; thence turning and proceeding along S. C. Highway 414 S. 63-29 E. 160.72 feet to the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, rights of way, if any affecting the above described property.

This being a portion of the property conveyed to the Seller herein by deed of Nellie B. Craine Tate recorded in the R.M.C. Office for Greenville County on October 27, 1978 in Deed Book 1090 at Page 689 and by deed of Alma Sudduth Campbell recorded in the R.M.C. Office for Greenville County on November 29, 1978, in Deed Book 1092 at Page 735.

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 aforescribed real estate until 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:

Buyers agree to purchase from Seller the above described lot with all improvements thereon for Twenty-Eight Thousand (\$28,000.00) Dollars.

Buyers agree to pay to Citizens Building and Loan, Trade Street, Greer, South Carolina, the sum of Three Hundred Thirty-One and 77/100 (\$331.77) Dollars per month commencing on April 1, 1980 and due no later than the tenth day of each month thereafter. These terms are at the rate of 14% for thirty (30) years, however, the principle will become due and payable at the end of ten (10) years at which time the Buyers agree to obtain conventional financing.

*Payments shall be made first to interest then to principle;  
interest shall be 14% PER ANNUAL*

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