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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: That I, Harris D. Oakes, have agreed to sell to Don Stegall a certain lot or tract of land in the County of Greenville, State of South Carolina, being more fully described as follows:

Being shown in County Block Book as parcels 161-240.2-1-2 and 161-240.2-1-3 and having the following metes and bounds, to-wit: BEGINNING on the north side of Easley Bridge Road joint corners of Lots 3 and 4 and runs thence as common line between said lots, N. 30-30 W. 471.5 feet to iron pin; thence N. 74-10 E. 248.7 feet to iron pin; thence S. 30-30 E. 407.6 feet to iron pin on north side of Easley Bridge Road; thence along the northern side of Easley Bridge Road S. 59-30 W. 240 feet to point of beginning. This is that same property being purchased from Mary Ellen M. Stargel by Bond for Title.

and execute and deliver a good and sufficient warrant deed therefor on condition that Don Stegall pay the sum of Eighty Five Thousand (\$85,000.00) Dollars in the following manner: Ten Thousand and NO/100 (\$10,000.00) Dollars payable upon the execution and delivery of Bond For Title and the balance of Seventy Five Thousand (\$75,000.00) Dollars to be financed by seller at ten (10%) percent per annum interest, for a period of ten (10) years, with monthly payments of principal and interest of Nine Hundred Ninety One and 14/100 (\$991.14) Dollars each, first payment due April 10, 1980, and to continue on the 10th day of each and every month thereafter until paid in full; unpaid interest to draw interest at same rate as principal. Taxes, rent, utility bills (water, sewer treatment, electric) shall be pro-rated as of April 1, 1980. AS FURTHER CONSIDERATION HEREOF, purchaser agrees to assume and pay the outstanding indebtedness on three (3) mobile homes, owing to Associates Finance Company, Commercial Credit Corporation and to Southern Bank and Trust Company as each and every payment becomes due and payable.

The property described has twenty six (26) spaces, one house and nine (9) rental mobile homes thereon.

Seller further agrees, if requested to do so by purchaser, that after five years after payments commence, or after one-half of the principal amount financed as been paid by purchaser, whichever occurs first, seller will then convey described property to purchaser by general warranty deed, with the only encumbrance if any, that of a mortgage to Mary Ellen M. Stargel, with purchaser executing and delivering to seller a note and real estate mortgage

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