



five star realty



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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
JUN 14 '80
SLEY

BOND FOR TITLE

RECORDED
JUN 14 1980

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview Acres, Inc., hereinafter called "Seller", and Kenneth Smith JR., 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:

5.0 acres located in Lakeview Acres as shown on a plat prepared by P.H. Walker, Jr. R.L.S. and having the following metes and bounds to it:

BEGINNING at a point in the cul-de-sac and running S 8-43 E 433.46 feet to an old iron pin; thence S 8-41 E 574.1 feet to a stone and iron pin; thence N 81-51 E 250 feet to an iron pin; thence N 7-53 E 575.73 to a point in the center of the new road; thence S 81-10 E 236.5 feet to the point of beginning.

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 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:

A total purchase price of Ten Thousand Dollars (\$10,000) with a

A total down payment of One Thousand Dollars (\$1,000.00) is to be paid at closing. Lakeview Acres Inc. will finance the balance at ten (10) percent interest over a period of fifteen (15) years with monthly payment in the amount of *Twenty Six Dollars and Seventy two cents (\$26.72)*. First payment due on June 16, 1980. All other payments will be due on the sixteenth of each month.

It is understood and agreed by both parties of this contract that in the event the road is not completed on or before 60 days of this contract that the buyer will be entitled to any monies paid toward the purchase price. The full amount will be refunded by Lakeview Acres Inc. at request.

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 lawfully claiming through Seller.

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