



five star realty



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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOND FOR TITLE

APR 11 '80
SHERLEY

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

Ten (10) acres more or less

All that piece, parcel or tract of land lying, being and situated off Nash Mill Road in Pirvie Community, County and state aforesaid, and being a part of the Lakeview Acres Inc. property as shown on a plat prepared by T.H. Walker, Jr. R.L.S. #218, and being more fully described as follows, to-wit:

BEGINNING at a point in the new cut road and running N 6-40 E 505 feet to a point also in the new cut road; thence S 83-74 E 776.6 feet to an iron pin on the west bank of Rabon Creek; thence down said creek S 21-26 E 73 feet to a point; thence S 49-07 E 87.4 feet to a point; thence S 13-34 E 81.14 feet to a point; thence S 52-01 E 154.4 feet to a point; thence S 17-59 E 149.7 feet to an iron pin also on the west bank of Rabon Creek; thence S 69-34 E 190.3 feet to an iron pin; thence N 83-27 W 804.5 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 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 total purchase price to be paid is Twenty Thousand Dollars (\$20,000.00). A down payment of Five Thousand Dollars (\$5,000.00) is to be paid on the date of this contract with the balance of Eighteen Thousand Dollars (\$18,000.00) to be financed by Lakeview Acres Inc. over a period of twenty (20) years at an interest rate of ten (10) percent. Monthly payment will be in the amount of One Hundred Seventy Three Dollars and Seventy One Cents (\$173.71). The first payment will be due the first of each month beginning July 1, 1980.

Lakeview Acres, Inc. will have a Fifty (50) foot road installed within 60 days of the date of this contract.

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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