



# five star realty



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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

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BOND FOR TITLE

DONNA CANNERSLEY  
R.M.C.

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview

Acres, Inc.

, hereinafter called "Seller", and Edward A. and

Doris B. Burns

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 State of South Carolina, County of Greenville containing 5 acres as shown on plat prepared by T.H. Alker, R.L.S., on or before April 30, 1980, having the following metes and bounds to wit:

Beginning at an iron pin located approximately 345 feet from the intersection of new roads; thence along the road N. 6-40 E. 459 feet to an iron pin; thence N. 83-20 W. 475 feet to an iron pin; thence S. 6-40 E. 459 feet to an iron pin; thence S. 83-20 E. 475 feet to an iron pin also 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:

A total purchase of Ten Thousand Dollars (\$10,000.00) is to be paid as follows:  
A down payment of Two Thousand Dollars (\$2,000.00) due at closing. The balance of Eight Thousand (\$8,000.00) Dollars will be financed by Lakeview Acres, Inc. over a period of eight (8) years at an interest rate of ten (10) percent. Monthly payment will be in the amount of One Hundred Twenty One Dollars and Forty Cents (\$121.40) with the first payment due June 1, 1980, all remaining payments will be due the first of each month.

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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