



122 Hedge • P. O. Box 655 • Simpsonville, S. C. 29681 • 803-963-3741 • 803-963-3484

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 2 57 PM '80  
DONALD W. BERSLEY

BOND FOR TITLE

BOOK 1129 PAGE 124

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

Lakeview Acres Inc.

, hereinafter called "Seller", and

Tony L. and Ora N. Floyd

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 piece, parcel or tract of land situated, lying and being in the County of Greenville, State of South Carolina as shown on a plat prepared by T. H. Walker, Jr. R. L. S. #3182 and having the following metes and bounds to wit: 4.0 acres

Beginning at an iron pin and running S88-51E, 787.13 tot. feet to an iron pin; thence running S10-40W, 40 feet to an iron pin; thence S9-08W, 169.6 feet to an iron pin; thence N88-58W, 777.4 tot. feet to an iron pin; thence running N6-40E, 210 feet to the point of beginning, being in the center of new cut road and <sup>approx</sup> 2579 feet South of the paved county road.

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:

Purchaser to pay a total sales price of Ten Thousand Dollars (\$10,000). A total down payment of One Thousand Dollars (\$1,000) to be paid at closing. Lakeview Acres Inc. will finance the balance of Nine Thousand Dollars (\$9,000) over a period of Ten (10) years with monthly payments of One Hundred Eighteen Dollars and Ninety-four Cents (\$118.94), with the first payment due on or before the 15th of July 1980. All other payments are due on or before the Fifteenth (15th) of each month. Payments are to be made to the following address: Lakeview Acres, Inc.  
122 Hedge Street  
P. O. Box 655  
Simpsonville, South Carolina 29681

It is understood and agreed that the holder of this contract does hereby agree to give Lakeview Acres, Inc. a sixty day period to complete the road as shown on the plat prepared by T. H. Walker.

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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