



five star realty



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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S. C.

APR 1980

RSLEY

BOND FOR TITLE

BOOK 1130 PAGE 507

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

Lakeview Acres, Inc.

, hereinafter called "Seller", and _____

Frank Floyd Stratton

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 located in Greenville County, State of South Carolina, being known as a tract containing 3.11 acres more or less situated in Lakeview Acres as shown on a plat prepared by T. H. Walker, Jr. R.L.S. #3182 and being more fully described by the following metes and bounds to wit:

Beginning at an iron pin on the new cut road and running S88-58E, 777.4 tot. feet to an iron pin; thence running S28-20E, 155.75 feet to an iron pin; thence running S88-11W, 872.5 tot. feet to an iron pin; thence running N6-40E, 180 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:

Purchaser to pay a total sales price of Seven Thousand Seven Hundred Seventy-five Dollars (\$7,775) with a total down payment of Seven Hundred Seventy-seven Dollars and Fifty Cents (\$777.50). The balance of Six Thousand Nine Hundred Ninty-seven Dollars and Fifty Cents (\$6,997.50) to be financed by Lakeview Acres, Inc. for a period of Twenty (20) years at an interest rate of Ten (10) percent. Monthly payments to be Sixty-seven Dollars and Fifty-five Cents (\$67.55) with the first payment due August 18, 1980. All remaining payments are due on or before the 18th of each month. Payments are to be made to the following address:

Lakeview Acres, Inc.
122 Hedge Street
Post Office Box 655
Simpsonville, South Carolina 29681

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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