



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.

BOND FOR TITLE

BOOK 1130 PAGE 511

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

Lakeview Acres, Inc.

, hereinafter called "Seller", and _____

Danny B. Flowe

Carolina.

hereinafter called "Buyer", of Greenville County, South

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 containing 2.69 acres more or less located in Lakeview Acres as shown on a plat prepared by T. H. Walker, Jr. R.L.S. #3182. Property being in the County of Greenville, State of South Carolina and being more fully described by the following metes and bounds to wit:

Beginning at an iron pin and running N0-49W, 345.43 feet to an iron pin; thence running 105 feet to an iron pin; thence running S83-27E, 240 tot. feet to an iron pin; thence S2-27E, 463.18 tot. feet to an iron pin; thence N81-20W, 268.5 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:

Buyer to pay a total purchase price of Six thousand seven hundred twenty-five dollars (\$6,725.) with a total down payment of Six hundred seventy-two dollars and fifty cents (\$672.50) the balance of Six thousand fifty-two dollars and fifty-cents (\$6,052.50) to be financed by Lakeview Acres, Inc. for a period of twenty years at an interest rate of ten (10) per cent. Monthly payments are to be Fifty-eight dollars and forty-two cents (\$58.42) with the first payment due the 29th day of August, 1980. All remaining payments to be due on or before the 29th day 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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