

LOVE, THORNTON, ARNOLD, & THOMASON, 410 E. WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA 29603

STATE OF SOUTH CAROLINA

S. C.

1131 51

COUNTY OF GREENVILLE

BY '80

BOND FOR TITLE

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

HUGHES, JR. and BRENDA V. HUGHES, hereinafter called "Seller",

and BILLY R. DILL and ATTA LEE W. DILL, hereinafter called "Buyer".

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 lot of land in the County of Greenville, State of South Carolina about three (3) miles northwest of the City of Greenville and being a part of the Sans Souci Lands, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Clarendon Avenue, corner of lot owned or formerly owned by Manning, thence with the Manning line S 43-50 E 350 feet to an iron pin; thence S 46-10 W 260 feet to an iron pin; thence N 43-50 W 350 feet to an iron pin on Clarendon Avenue; thence with Clarendon Avenue N 46-10 E 260 feet to the beginning corner, containing 2.08 acres more or less and in accordance with a survey made by F. G. Rogers, DS in October 1911.

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WARREN C. + Brenda V. Hughes  
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Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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 any time to-wit: \$4,000.00 upon the execution of this Bond for Title; assumption of a first mortgage to Carolina Federal Savings and Loan Association in the amount of \$60,383.23, payable at the rate of \$535.33 per month; the balance of \$27,616.77 is to be paid by the Purchasers to the Sellers at the rate of \$4,000.00 plus interest semi-annually, the first principal and interest payment being due 6 months from date, and a like payment being due semi-annually thereafter. Interest shall be computed at the rate of 12% per annum on the unpaid balance. Purchasers agree to pay the Sellers an additional \$10,000.00, which shall be applied against the aforementioned balance of \$27,616.77, upon the closing of the sale of Purchasers' property at 501 Tindal Road. When said \$10,000.00 payment is made, this payment shall be in lieu of the next due \$4,000.00 payment, as stated hereinabove. Purchasers agree to make the September payment of \$535.33 directly to Carolina Federal Savings and Loan Association, together with all future payments as required by the original note and mortgage to Carolina Federal.

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