

GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

4132-201

Five Acres
Box 655, Simpsonville, SC 29680

Lake View Acres
~~XXXXXXXXXXXX~~

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview Acres, Inc
, hereinafter called "Seller", and Ranolph and Betty G. Pinner
 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:

Five acres as shown on a plat prepared by T.H. Walker, Jr. RLS #218 and being located in Lakeview Acres, Greenville County South Carolina. Said five acres described as follows:

Beginning at a point in the center of new road and running S. 83-20 E., 118 feet to a point in the intersection of new roads; thence S. 81-20 E., 32.5 feet to a point also in the center of said road; thence leaving the road and running S. 7-05 E., 934.3 feet to an iron pin; thence N. 81-51 W., 333 feet to an iron pin; thence N. 4-08 E., 900.9 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 agrees to pay a down payment of \$800.00 (Eight Hundred Dollars) and pay the remaining balance of \$9,200 (Nine Thousand Two Hundred Dollars) over a period of 20 (twenty) years at an interest rate of 10 (ten) percent. Monthly payments in the amount of \$88.80 (Eighty Eight Dollars and Eighty Cents) to begin on September 22, 1980. All other payments to be due and payable on the 22nd of each month. A five percent late charge will be added on any payment made sixteen days after due date. Seller agrees to pay all closing cost.

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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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