

FILED
GREENVILLE CO. S. C.

BOOK 1132 PAGE 212

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STATE OF SOUTH CAROLINA)
) W. J. TANKERSLEY
) R.M.C.
COUNTY OF GREENVILLE)

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Louis T. Fennell and Jean T. Fennell, hereinafter called "Seller" and Morton Windell Mitchell, hereinafter called "Buyer."

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein contained, the Seller does agree to sell and Buyer does hereby agree to buy, the following described real estate, to-wit:

ALL that piece, parcel or lot of land situate, lying and being on the western side of Sunset Street in the County of Greenville, State of South Carolina, and being shown and designated as Lot 16 on Plat entitled GRAND VIEW HILLS, prepared by R. B. Bruce, dated March 3, 1969, recorded in the RMC Office for Greenville County, South Carolina in Plat Book WWW, Page 52, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sunset Street at the joint front corner of Lots 16 and 17 and running thence with the common line of said Lots S 47-35 W 200 feet to an iron pin; thence N 50-32 W 140 feet to an iron pin; thence running with the rear line of Lots 14 and 15 N 49-51 E 210 feet to an iron pin on the western side of the turnaround of Sunset Street; thence with the turnaround of Sunset Street, the chord of which is S 70-09 E 50 feet to an iron pin on the western side of Sunset Street, thence with the western side of Sunset Street S 40-12 E 86.7 feet to the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

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 set back lines, 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 until 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:

(a) Twenty-two Thousand Dollars (\$22,000.00) upon execution of this document; and

(b) Thirty-two Thousand, Nine Hundred Fifty and no/100ths Dollars (\$32,950.00) plus interest from date of the execution of this Bond for Title at the rate of ten and one-half percent (10½%) per annum to be paid in equal monthly installments of Three Hundred One and 41/100ths Dollars (\$301.41) beginning September 15, 1980, and each month thereafter for twelve consecutive months. The unpaid principal and any interest due but not paid shall be due and payable in full on August 15, 1981.

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