

M.B.
403 Wemberly Lane
Simpsonville S.C. 29681
FILED
GREENVILLE CO. S.C.

BOOK 1133 PAGE 716

SEP 17 2 01 PM '80

DONNIE S. TANKERSLEY
R.M.C.

Lakeview 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
Billy Joe McKenzie, hereinafter called "Seller", and _____
_____ 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:

6.0 acres located In Greenville County on a new cut road as shown on a plat prepared by T. H. Walker, Jr., R.L.S. #3182 and having the following metes and bounds to wit;

Beginning at a point in the center of the new cut road and running S. 6-40W., 358 feet to a point also in the center of said road; thence turning N. 83-20W., 475 feet to an iron pin; thence N. 6-40E., 135 feet to an iron pin; thence N. 4-19E., 241.3 feet to an iron pin; thence S. 82-45E., 861 feet to the point of beginning.

Said property will support a septic system or at purchasers option money may be refunded.

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:

Buyer to pay a total purchase price of Twelve thousand dollars (12,000), with a total down payment of one thousand dollars (1,000). The balance of eleven thousand dollars (11,000) to be financed by Lakeview Acres, Inc. for a period of fifteen years at an interest rate of ten (10) percent. Monthly payments are to be One hundred eighteen dollars and twenty-one cents (118.21), with the first payment due October 8, 1980. All remaining payments to be due on or before the 8th day of each month. Payments are to be made to the following address:

Lakeview Acres, Inc.
122 Hedge Street
Post Office Box 655
Simpsonville, S. C. 29681

A five (5) percent late charge added on any payment received after the 23rd of each month.

COPIES --- 1 SEP 17 80 1385

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.

5
7
0

4326 RV-2