

GREENVILLE S.C.
JUL 15 2 38 PM '80
SCHEIDT & TANNERSLEY
A.M.C.

BOOK 1135 PAGE 553

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 Harold K. Redden and Elizabeth M. Redden, hereinafter referred to as "Seller," and James B. Snoddy, Daniel M. Salle and Fred W. Noblitt, hereinafter referred to as "Purchaser," all parties being of Greenville County, South Carolina.

WITNESSETH:

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

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Edwards Mill Road, near the City of Greenville, South Carolina being known and designated as Lot 49 on plat entitled "Edwards Forest, Block C", as recorded in the RMC Office for Greenville County, South Carolina in Plat Book BB, Page 181, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Edwards Mill Road, said pin being the joint front corner of Lots 48 and 49 and running thence with the common line of said Lots S 42-39 W 202.2 feet to an iron pin, joint rear corner of Lots 48 and 49; thence N 47-21 W 100 feet to an iron pin the joint rear corner of Lots 49 and 50; thence with the common line of said Lots N 42-39 E 213.4 feet to an iron pin on the southwesterly side of Edwards Mill Road; thence with the southwesterly side of Edwards Mill Road S 40-59 E 102.3 feet to an iron pin, 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 set back 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 until delivery of the deed and performance of all of the covenants herein contained.

2. Purchase Price. As the total purchase and sales price forth 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) Seven Thousand Dollars (\$7,000.00) upon execution of this document.
- (b) Two Thousand, Five Hundred Dollars (\$2,500.00) payable forty-five (45) days from execution of this document, said amount to bear no interest.
- (c) Eight Thousand, Five Hundred Dollars (\$8,500.00) to be paid by the transfer of a lot to Seller, or Seller's order, the deed conveying said property to be executed and delivered at the time of execution of this Bond for Title.
- (d) Forty-Nine Thouand, Four Hundred Sixteen Dollars (\$49,416.00) payable in equal monthly installments of Four Hundred Fifty-three and 71/100ths Dollars (\$453.71) beginning May 1, 1980 and on the first day of each month thereafter, except that the final payment, if not sooner paid, shall be due and payable on July 1, 2009. Payments shall be applied first to interest at the rate of Ten & ½ percent (10½ %) then to principal.

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