



five star realty



REALTOR®
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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

Oct 24 8 40 AM '80 BOND FOR TITLE

JOHNIE S. TANKERSLEY
R.M.C.

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview Acres, Inc.

, hereinafter called "Seller", and Alvin L. Burrell, Jr.

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:

5 acres located in Greenville County 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 a new cut road and running up said road N. 26-15 W., 276 feet to a point also in the center of road thence N. 85-52 E. 858.1 feet to an iron pin being joint rear corners with Mike Drake thence, S. 33-00 E. 276 feet to a point thence S. 84-57 W. 887.5 feet to the point of beginning.

Lakeview Acres Co. Inc. grants a twenty foot easement to extend from the north property line to Nelson Road (County Road) until such time that LAKEVIEW Road becomes a County Road.

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 agrees to pay \$10,000.00 (Ten Thousand Dollars) plus 10 (ten) percent interest over a period of 20 (twenty) years. Monthly payments will be in the amount of \$96.51 (Ninety Six Dollars and Fifty One Cents). The first monthly payment will be due on September 1, 1980. All other payments will be due on the first of each month. A five percent late charge will be added on all payments received after the 16th of each month.

Make payments payable to:
Lakeview Acres, Inc.
P.O. Box 655
Simpsonville, South Carolina 29681

*MAIL to: LAKEVIEW ACRES CO. INC.
P.O. Box 811
Simpsonville SC. 29681*

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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