

MITCHELL & ARIALL  
XXXXXXXXXXXXXXXXX GREENVILLE, S.C. GREENVILLE CO. S. C.

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138 Brookbend Rd.  
Mauldin, S.C. 29662

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY  
R.M.C. BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Stanley R. Kellett  
and Kathryn A. Kellett, hereinafter called "Seller", and Louise M. Crouch  
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:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Poplar Lane in the Town of Mauldin, Greenville County, South Carolina being shown and designated as Lot No. 92 on a plat entitled HOLLY SPRINGS, SECTION NO. TWO made by Piedmont Engineers and Architects dated November 1, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R at Page 54, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the grantors by deed of Fred B. Beiers and Harvey C. Watson recorded December 21, 1973 in Deed Book 991 at Page 165.

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 thereunto, 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 ~~and~~ delivery of the deed and performance of all of the covenants herein contained.  
prior to

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:

The sales price for the property described in this contract is the sum of \$58,000.00, \$5,000.00 of which has been paid on or before the execution of this Bond for Title and the balance in the sum of \$53,000.00 being due and payable by the Buyer to the Seller twelve (12) months from date with interest on the unpaid balance due from time to time at the rate of nine (9%) percent per annum to be computed and paid monthly commencing on the 24th day of November, 1980 and continuing on the 24th day of each month thereafter until this Bond for Title is paid in full.

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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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