

JOHN W. FARNSWORTH, ATTORNEY P.O. Box 10196, GREENVILLE, SOUTH CAROLINA 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DEC 12 2 24 PM '80
R.M.C. SLEYSLEY

1138 844

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between ANDRE BOUVIER
AND NICOLE M. BOUVIER , hereinafter called "Seller",

and DIXIE P. HAWKINS
hereinafter called "Buyer".

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, situate, lying and being in Greenville County, South Carolina, on the Eastern side of Paddock Lane, being known and designated as Lot No. 91 on a Plat entitled "Devenger Place, Section No. "2" prepared by Dalton & Neves Co., Engineers, dated October, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5D, at Page 8, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Paddock Lane at the joint front corners of Lots Nos. 92 and 91 and running thence along said Paddock Lane S. 2-36 W. 90 feet to an iron pin at the joint front corner of Lots 91 and 90; thence S. 84-56 E. 187.5 feet; thence running N. 5-38 W. 95 feet to an iron pin; thence running along the common line of Lots 92 and 91 N. 86-0.4 E. 173.6 feet to the point of beginning.

Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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 total purchase and sales price shall be \$77,500.00 payable as follows: \$15,500.00 in cash with the execution of this Bond for Title, along with \$427.98 in cash representing prepaid interest for December, 1980; the balance of \$62,000.00 to be paid at 12% per annum in eleven equal monthly installments of \$637.74 beginning January 1, 1981, with the remaining balance due and payable in full on or before November 26, 1981. The buyer shall have the right to make larger payments during any given month, and said payments, if made, shall go toward reducing the principal. Buyer shall have the option to pay off this debt at any time without any prepayment penalty.

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