

LONG, BLACK AND GASTON, P. O. Box 10163, GREENVILLE, SOUTH CAROLINA 29603

STATE OF SOUTH CAROLINA FILED
CO. S. O.

BOOK 1139 PAGE 793

BOND FOR TITLE

COUNTY OF GREENVILLE DEC 30 3 27 PM '80

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____

W. Allen Lynch and Elizabeth Ann Lynch, hereinafter called "Seller",

and Jerry N. Marsh Builders, Inc. 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 certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina, on the western side of Redgum Court, being known and designated as Lot 589 on plat of Section 6, Sheet 1 of two sheets, Westwood Subdivision, recorded in the RMC Office for Greenville County, S. C, on Plat Book 4-X at Page 100, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Redgum Court at the corner of Lots 589 and 590, and running thence along the line of Lot 590, S. 47-00 W. 140 feet to an iron pin; thence along the line of Lots 584 and 585, N. 41-08 W. 85 feet to an iron pin; thence along the line of Lot 588, N. 47-00 E. 140 feet to an iron pin on the west side of Redgum Court; thence along Redgum Court, S. 41-08 E. 85 feet to the beginning corner.

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:

Three Thousand, One Hundred and Thirty and No/100 (\$3,130.00) Dollars, and assumption of mortgages as set forth below:

Mortgage from W. Allen Lynch and Elizabeth Ann Lynch to Fidelity Federal Savings & Loan Association, recorded September 30, 1977, in Greenville County REM Volume 1411 at Page 590, in original principal amount of \$24,350.00.

Mortgage from W. Allen Lynch and Elizabeth Ann Lynch to Fidelity Federal Savings & Loan Association, recorded July 10, 1979, in Greenville County REM Volume 1473 at Page 53, in original principal amount of \$18,347.52.

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