

FILED  
SOUTH CAROLINA CO. S. C.  
MAY 21 2 10 PM '81  
SIMPSONVILLE  
W. W. WYERSLEY

LADCO OF LAURENS  
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 Lakeview Acres Co. Inc. hereinafter called "Seller", and Edward A. and Doris B. Burns 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:

2.54 acres located in Greenville County on Lakeview Road 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 Lakeview Road and running S. 0-49 E., 345.43 feet to a point in the intersection of new roads thence; N. 83-20 W., 345 feet to a point in the center of a new road thence; N. 6-40 E., 342.49 feet to an iron pin thence; S. 83-20 E., 300 feet to 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 there to, 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 subject to all restrictions, covenants and conditions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the above described 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 for the above described property, the buyer hereby covenants and agrees to pay unto the Seller the following total sum of moneys which the Buyer reserves the right to prepay in whole or in part at any time, to wit:

A total purchase price of \$6,550.00 (Six Thousand Five Hundred and Fifty Dollars) is to be paid as follows:

Seller to finance the amount of \$6,550.00 (Six Thousand Five Hundred and Fifty Dollars) over a period of 15 (fifteen) years at an interest rate of 10 (ten) percent. Monthly payments will be in the amount of \$70.49. (Seventy Dollars and Forty Nine Cents). The first payment will be due on or before February 1, 1981. All other payments will be due on or before the first of each month.

A copy of restrictions are attached and made part of this contract.

Make payments payable to: Lakeview Acres Co. Inc.  
P.O. Box 811  
Simpsonville, South Carolina 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 peacefully occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

0304

4325 RV-2