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LAKEVIEW ACRES CO. INC.
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 Eugene N. Lockaby 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:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville containing 6.0 acres as shown on a plat prepared by T.H. Walker, Jr. R.L.S. #3182, revised December 8, 1980, and having the following metes and bounds to wit:

Beginning at a nail and cap in the center line of Nash Mill Road and running with said road N. 68-17 E., 183.15 feet to a nail and cap also in the center of Nash Mill Road thence: S. 3-40 E., 1395.05 feet to an old iron pin being joint rear corners with E. Hendrix thence; S. 87-25 W., 209.2 feet to an iron pin being joint rear corners with R. Wilson thence; N. 2-06 W., 1334.5 feet to the point of beginning.

1. Deed: Subject to full payment of the purchase price and all interest hereon, 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 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 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 or sums which the Buyer reserves the right to prepay in whole or in part at any time, to wit:

Buyer to pay a purchase price of \$15,000 (Fifteen Thousand Dollars) as follows:

A down payment of \$500 (Five hundred Dollars) due at closing with the balance of \$14,500 (Fourteen Thousand Five Hundred Dollars) to be financed by Lakeview Acres Co. Inc. over a period of twenty years at an interest rate of 10 percent.

Monthly payments will be in the amount of \$139.93 (One Hundred Thirty Nine Dollars and Ninety Three Cents) with the first payment due and payable February 10, 1981. All remaining payments will be due and payable on the tenth of each month. A ten dollar late charge will be added on any payment received after the twentieth 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, S.C. 29681

3. Occupancy: As long as the covenants and conditions of this Bond for Title are to be performed by the Buyer, the Buyer shall have the right to peacefully occupy and possess the above described real estate with all improvements thereon the Seller or any person lawfully claiming through Seller.

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