

FILED
GREENVILLE S.C.
JAN 29 4 45 PM '81
DONNIE W. WALKERSLEY
R.M.C.

Buyer's Address
104 Greenwood Ct.
Mauldin S.C.
29162
441-718

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 Francis E. Clark
D.B.A. of Broken Arrow Co., hereinafter called "Seller", and Thomas W. and June P. Turner
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 those certain lots known as Lots 12, 20, and 21 on a Plat of property known as Broken Arrow prepared by T. H. Walker, Jr. RLS which plat is recorded in the RMC Office of Greenville County in Plat Book 7-Y, Page 89.

THIS is a portion of that property deeded to the Grantor by deed of Clyde W. Laughter, Trustee, recorded December 8, 1980 in Deed Book 1138, Page 577, RMC Office, Greenville County.

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 thereto, 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:

A total purchase price of \$13,000 (Thirteen Thousand Dollars) is to be paid as follows:

A down payment of \$2,000 (Two Thousand Dollars) is to be paid at closing. The balance of \$11,000 (Eleven Thousand Dollars) is to be financed by Broken Arrow Co. over a period of 20 years at an interest rate of 10 (ten) per cent.

Monthly payment will be in the amount of \$106.16 (One Hundred and Six Dollars and Sixteen Cents). The first payment will be due and payable on or before February 22, 1981. All remaining payments are to be made on or before the 22nd day of each month.

A late Charge of \$10.00 will be added on any payment received after 10 days of the due date.

All payments are to be made payable to: Broken Arrow Co.
P.O. Box 811
Simpsonville, S.C. 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 peaceably occupy and possess the above described real estate without interrupt or from the Seller or anyone lawfully claiming through Seller.

07120

4328 RV-2