

STATE OF SOUTH CAROLINA

1141 90

BOND FOR TITLE

COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into this 24th day of May 1981

GORDON E. MAINS

and BETTY B. HUGHES

hereinafter called "Buyer"

WITNESSETH

For and in consideration of the sales price and other conditions herein contained the Seller does hereby agree to sell and the Buyer and the Buyer does hereby agree to buy the following described real estate to wit:

Lot 12 - Tazzy Trail, Cherokee Mobile Home Estates, being further shown as Lot 49, Block 1, Sheet 499.1 on the Greenville County Tax Maps.

Subject to the following terms and conditions:

1. DEED: After full payment of the purchase price and all interest thereon and subject to Buyer's compliance with all terms and conditions stated herein, the Seller shall execute and deliver to the Buyer, to 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 parts of way and easements of public record and actually existing to the ground, subdivided 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 of moneys which the Buyer reserves the right to prepay in whole or in part at any time to wit: \$14,950.00 payable \$1500.00 upon the execution of this Bond for Title, and the balance of \$13,450.00 payable as follows: Assumption of Southern Bank and Trust mortgage in the amount of \$2,211.77; assumption of Commercial Credit note and mortgage in the amount of \$7,150.50; and the balance of \$4,087.73 payable to the Seller on or before October 15, 1983 with interest at 14% per annum on the unpaid balance. The aforementioned Southern Bank balance is payable at the rate of \$100.00 per month, the next payment being due by the Purchaser on May 15, 1982, with 12 payments remaining, and the final payment being due October 15, 1982. The mortgage to Commercial Credit is payable \$100.00 per month with the next payment being due by the Purchaser May 15, 1982. In the event that the Purchaser is in default in regard to making the aforementioned payments as required by the terms and conditions of the original note and mortgage, the Seller shall consider the Purchaser in default under the terms of this Bond for Title and shall apply all payments previously made as stated herein, in whole or in part, as rent and liquidated damages for breach of Bond for Title. Buyer understands that in the event Commercial Credit should call the entire amount due on said mortgage, it shall be Buyer's responsibility to obtain new financing.

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