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JOHN M. DILLARD, P.A., GREENVILLE, S. C.

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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 5 12 30 PM 1981
DONNIE BANKERSLEY
R.M.C.

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between EDWARD W. HYDE and MARY H. HYDE, hereinafter called "Seller", and CHARLES B. BELL and RITA S. BELL, 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 piece, parcel or lot of land, with all buildings and improvements situate, lying and being on the eastern side of Lambourn Way, in Greenville County, South Carolina, being shown and designated as Lot No. 76 on a plat of KINGSGATE SUBDIVISION, made by Piedmont Engineers & Architects, dated January 6, 1969, recorded in the RMC Office for Greenville County, S. C., in Plat Book WW, pages 44 and 45, reference to which is hereby craved for the metes and bounds thereof, being shown on the Greenville County Tax Maps in District 271 as 541.5-1-52, and being the same property conveyed to Edward W. Hyde and Mary W. Hyde by deed of Jack E. Shaw Builders, Inc., recorded in the RMC Office for Greenville County, S. C., in Deed Book 919, page 329, on July 1, 1971.

The above described property is now subject to a note and mortgage given by Edward W. Hyde and Mary W. Hyde to First Federal Savings and Loan Association of Greenville, S. C., in the original sum of \$36,800.00, recorded on July 1, 1971 in Mortgage Book 1197, page 217, which has a present balance due in the sum of \$32,431.67.

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 aforesaid real estate shall 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:
The Sales Price for the above described property is in the sum of \$85,000.00. The sum of \$37,568.33 shall be paid in cash at closing on the execution and delivery of this Bond for Title, which cash sum shall be subject to the adjustments between the Buyer and the Seller shown on the Buyer's and Seller's closing statements of even date herewith. \$32,431.67 of the remaining balance shall be paid by the Buyer agreeing to pay off in full the remaining indebtedness in said sum due by the Seller to First Federal Savings and Loan Association on a note and mortgage recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1197, page 217, in monthly installments in the sum of \$257.32 each, commencing on March 1, 1981 and on the first day of each month thereafter. Said monthly payments shall be made by the Buyer remitting to the Seller said monthly payment on the first day of each month as aforesaid, which payment the Seller shall hold as the Buyer's trustee and apply before any penalties by the Seller's separate check to First Federal Savings and Loan Association each month until said mortgage is paid in full. The remaining balance of the sales price in the sum of \$15,000.00 shall be due and payable in monthly installments in the sum of \$ 215.21 each, commencing on March 1, 1981 and on the first day of each month thereafter until paid in full, all payments to be applied first to interest at the rate of 12 per cent per annum on the deferred balance due from time to time, with balance to principal. Said \$15,000.00, or so much as shall remain unpaid from time to time, including all accrued and unpaid principal and interest shall become due and payable in full two years from date.

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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.

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