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GREENVILLE CO. S. C.  
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DONNIE E. FANNERSLEY  
R. M. C.

BOOK 1143 PAGE 475

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 Broken Arrow Co.  
hereinafter called "Seller", and Floyd and Dorothy H.  
Napier 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville containing 4.16 acres more or less as shown on a plat prepared by T.H. Walker, Jr. R.L.S. 3182 and revised 10-26-76.

Said tract is known as Tract No. 2 of Broken Arrow and recorded in the Greenville County Court House in Plat Book 81 at page 10.

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 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 of value which the Buyer reserves the right to prepay in whole or in part at any time, to wit:

4.16 acres X \$2350 per acre = \$9,776

Buyer to pay a total sales price of \$9,776 (Nine Thousand Seven Hundred and Seventy Six Dollars) as follows:

The balance of \$9,776 (Nine Thousand Seven Hundred and Seventy Six Dollars) will be financed by Broken Arrow Inc. over a period of 20 years at an interest rate of 11%. Monthly payments will be in the amount of \$100.91 (One Hundred Dollars and Ninety One Cents).

All payments are to be made on the twentieth day of each month. A ten dollar late charge will be added on any payment received after the 25th.

Make payments 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 interruption from the Seller or anyone lawfully claiming through Seller.

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