

FILED  
GREENVILLE S.C.

JUN 3 11 20 AM '81

JOHN W. BARKERSLEY  
R.M.C.

BOOK 1149 PAGE 224

LADCO OF LAURENS

STATE OF SOUTH CAROLINA

COUNTY OF

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 Michael G. Smith and Margie C. McAbee 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 4.71 acres more or less as shown on a plat prepared by T.H. Walker, Jr. R.L.S. 3182 for Lakeview Acres and having the following metes and bounds to wit:

Beginning at a point in the center of Cody Lane and running S. 4-10 W., 894.53 feet to an iron pin, thence N. 81-51 W., 257.79 feet to an iron pin; thence N. 7-35 E., 887.1 feet to a point in Cody Lane; thence S. 83-20 E., 204.5 feet to the point of beginning.

Grantor hereby agrees that in the event of more than one tenth of land is flooded by the proposed lake site No. 20 Rabon Creek watershed, Grantor will suffer the overage at the present per acre value.

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 aforescribed 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:

A purchase price of \$10,372.50 (Ten Thousand Three Hundred and Seventy Two Dollars and Fifty Cents) is to be paid as follows:

A down payment of \$2,074.50 (Two Thousand Seventy Four Dollars and Fifty Cents) is to be paid at closing. The balance of \$8,298.00 (Eight Thousand Two Hundred and Ninety Eight Dollars) will be financed by Lakeview Acres Co. Inc. over a period of 5 years at an interest rate of 11%. Monthly payments will be in the amount of \$180.44 (One Hundred Eighty Dollars and Forty Four Cents). The first payment will be due on May 10, 1981. All remaining payments will be due the 10th day of each month. A ten dollar late charge will be added on any payment received after the 20th day of each month.

Make all payments payable to: Lakeview Acres Co. Inc.  
P.O. Box 811  
Simpsonville, S.C. 29681

400

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.

8221801

4328 RV-2