

1151-717

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 22 PM '81
S. C.
SLEY

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between

David B. Mann, hereinafter called "Seller",

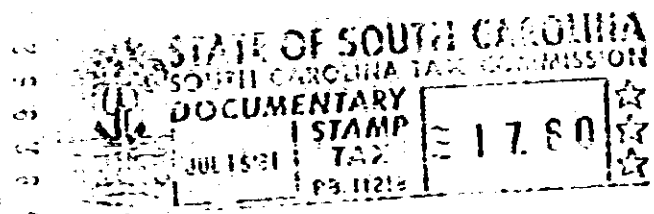
and Martha W. Gaw hereinafter called "Buyer", of Greenville County, South Carolina.

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 situate, lying and being in Austin Township, in Greenville County, South Carolina, on the Northern side of Bethel Road, and being known and designated as Lot No. 4 on a plat of Forest Trail prepared by Freeland & Associates on April 18, 1979, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7X, at Page 59, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Bethel Road at the joint front corner of Lots Nos. 3 and 4 and running thence with the line of Lot No. 3, N. 22-53 E. 188.3 feet to an iron pin; thence S. 67-07 E. 80 feet to an iron pin at the rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5, S. 22-53 E. 186.2 feet to an iron pin on Bethel Road; thence along said Bethel Road, N. 68-34 W. 80 feet to the beginning corner.



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 aforescribed 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: Six Thousand and No/100 (\$6,000.00) Dollars cash at closing and agreement to pay the mortgage of David B. Mann to First Federal Savings & Loan Association, dated December 5, 1980, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1526, at Page 716, having a present balance of \$40,000.00, with the next payment due on or before Sept. 1, 1981, and Buyer further agrees to pay promissory note of Martha W. Gaw to David B. Mann, dated July 14, 1981, in the original principal amount of \$3,950.00. In the event First Federal Savings & Loan Association exercises its option to accelerate payment of its mortgage pursuant to the due-on-sale provision of same, then, in such event, Buyer agrees to formally assume and/or satisfy said mortgage within fifteen (15) days after receiving written notice of First Federal Savings & Loan Association's intention to so accelerate. The Buyer further agrees to assume and/or satisfy said mortgage on or before July 14, 1982. Buyer and Seller agree that any federal and state tax benefits derived from the ownership of the real estate described hereinabove shall inure to the Buyer.
- The warranty deed shall be held in escrow by Horton, Drawdy, Hagins, Ward & Johnson, P. A., until the within contract is complied with by Buyer. Buyer shall make the monthly payment in the amount of \$473.95, referred to hereinabove, directly to Seller who shall thereafter make the payment to First Federal Savings & Loan Association.

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