

GREENVILLE S.C.  
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GREENVILLE S.C.

BOOK 1164 PAGE 348

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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 Lakeview Acres Co. Inc., hereinafter called "Seller", and John D. Balcombe, 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 4.46 acres being known as Tract No. 33 of Lakeview Acres on a plat prepared by T.H. Walker, Jr. R.L.S. 3182 and recorded in Greenville County Courthouse in Plat Book 8u at, Page 29.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY STAMP  
APR 22 1982  
\$ 92.36

23(52) TAX MAP 564.1-1-4.29 OUT OF 564.1-1-4.2

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 thereunto, 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 total purchase price of \$9,812 (Nine Thousand Eight Hundred and Twelve Dollars) is to be paid as follows:

A down payment of \$1,500 (One Thousand Five Hundred Dollars) is to be paid at closing. The balance of \$8,312 (Eight Thousand Three Hundred and Twelve Dollars) will be financed by Lakeview Acres Co. Inc. over a period of 10 years at an interest rate of 10%.

Monthly payments will be in the amount of \$109.85

The first payment will be due and payable the 14th day of April, 1982.

All other payments will be due on the 14th day of each month. A ten dollar late charge will be added to any payment received after the

Make all payments to: Lakeview Acres Co. Inc.  
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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