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GREENVILLE CO. S.C.

MAY 12 2 08 PM '82

JOHN CAMPBELL  
R.H.C.

LADCO OF LAURENS

STATE OF SOUTH CAROLINA

COUNTY OF

BOND FOR TITLE

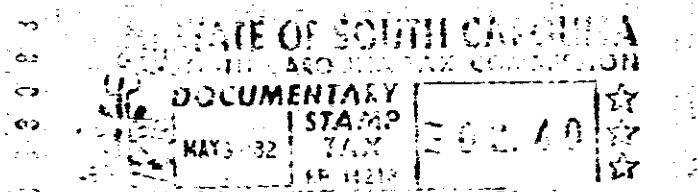
THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakevie Acres Inc., hereinafter called "Seller", and John Balcombe, hereinafter called "Buyer", of Greenville County, South Carolina.

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 2.63 acres and having the following metes and bounds to wit:

Beginning at an iron pin on the western side of Cody Lane and running N. 88-28 W., 691.25 feet to an iron pin; thence N. 50-30 E., 310 feet to an iron pin and stone; thence S. 86-27 E., 474.5 feet to a point in the center of the cul-de-sac on said road; thence up said road S. 6-40 W., 187.5 feet to the point of beginning.



23(50) Pt. to: 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 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 affect- ing 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:

2.63 acres X \$2500 per acre = \$6,575

A total sales price of \$6,575 (Six Thousand Five Hundred and Seventy Five Dollars) to be paid as follows:

The down payment of \$657.50 (Six Hundred Fifty Seven Dollars and Fifty Cents) is to be paid at closing. The balance of \$5,917.50 (Five Thousand Nine Hundred and Seventeen Dollars and Fifty Cents) will be financed by Lakeview Acres Inc. over a period of 15 years at an interest rate of 11%. Monthly payment will be in the amount of \$67.27 (Sixty Seven Dollars and Twenty Seven Cents). The first payment will be due April 14, 1981. All other payments will be due on the 14th day of each month. A five dollar late charge will be added on any payment received after the twentieth day of each month.

Make all payments to: Lakeview Acres 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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