

*De Dinde (23) - 50-563.1-1-17.13
out of - 50-563.1-1-17*

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 Walter F. Walden and Hugh M. Drake, hereinafter called "SELLER", and Deborah Davis Mahaffey, 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:

Tract No. 11, as shown on plat of Rabon Valley Acres, recorded in the RMC Office for Greenville County in Plat Book 7Y, page 23, prepared by T,H, Walker, Jr., RLS, and containing 3.31 acres.

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 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 sum or sums which the Buyer reserves the right to prepay in whole or in part at any time, to-wit:

Buyer to pay a total sales price of Six Thousand Six Hundred Twenty Dollars (\$6,620.00). A down payment of Six Hundred Sixty-Two Dollars (\$662.00) will be paid at closing with a balance of Five Thousand Nine Hundred Fifty-Eight Dollars (\$5,958.00) to be financed by Seller at an interest rate of ten (10) percent over a period of seven (7) years. Monthly payments to be Ninety-Eight Dollars and Ninety-One cents (\$98.91) and due the 1st day of each month with the first payment to begin on May 1, 1980.

Make payments to: Walter Walden
Route 3, Box 255
Fountain Inn, S.C. 29644

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.

4. Taxes and Insurance. The Buyer covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that he will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies, authorized to do business in the State of South Carolina, in a sum of not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies. The Buyer will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Buyer fails to pay for such taxes and insurance when due, the Seller shall have the right to pay for the same and add the costs thereof to the balance due on the purchase price, which shall bear interest at the rate hereinabove provided.

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