

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOND FOR TITLE

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THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Lakeview Acres  
Co. Inc. hereinafter called "Seller", and C. Michael Hawkins  
and Sandra Q. Hawkins 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 3.09 acres including a 20 foot R/W as shown on a plat of Lakeview Acres and having the following metes and bounds to wit:

Beginning at the rear corner of Lot 51 and running S. 2-06 E., 562.5 feet to the joint rear corner of Lot 34; thence N. 87-25 E., 209.2 feet to an iron pin; thence N. 3-40 W., 623.05 feet to a point; thence 202.3 feet to the point of beginning.

The above described property includes a 20 foot R/W extending along the S. 2-06 E. line to Nash Mill Road. Said lot is known as Tract 51A.

*Pt. DIVIDED - 23 - (50) 564.1-1-4.31  
OUT OF 564.1-1-4.18*

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:

Buyer to pay purchase price of \$7,290.48 (Seven Thousand Two Hundred and Ninety Dollars and Forty Eight Cents) as follows:

The principal amount of \$7,290.48 will be financed by the Seller over a period of 15 years at an interest rate of 11%.

Monthly payments will be in the amount of \$82.88 (Eighty Two Dollars and Eighty Eight Cents) with the first payment due August 10, 1982. All remaining payments will be due on the tenth day of each month. A ten dollar late charge will be added to any payment received after the twentieth day of each month.

Make payments to: Lakeview Acres Co. Inc  
P.O. Box 811  
Simpsonville, South Carolina 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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