

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
GR... CO. S.C.
JAN 20 4 58 PM '83
DONNIE S. FANKERSLEY
R.M.C.

Vol. 1181-212
BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between
Gordon E. Mann and Robert A. Bailey, hereinafter called "Seller",

and Donnie Ray Prickett and Darlene Prickett hereinafter called "Buyer".

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 lot of land situate on the southern side of Dalton Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 2 on a plat of Dalton Woods Subdivision, prepared by Jeffery M. Plumblee, Inc., dated June 9, 1982 and revised January 5, 1983 and recorded in the Office of the RMC for Greenville County in Plat Book 9-J at Pages 33 and 34 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Dalton Road at the joint front corner of Lot 1 and Lot 2 and running thence S 6-59 W 299.6 feet to an iron pin; thence N 69-16 W 125.0 feet to an iron pin; thence N 7-00 E 300.0 feet to an iron pin on the southern side of Dalton Road; thence with said Road S 68-09 E 40.5 feet to an iron pin; thence still with said Road S 69-32 E 84.5 feet to the point of beginning.

RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS
GREENVILLE COUNTY, SOUTH CAROLINA
JAN 20 1983
\$2.00

20(91) 615.6-1-2 (NOTE)

Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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:

The total purchase price is Five Thousand Five Hundred and no/100ths

(\$5,500.00) Dollars, payable as follows:

\$300.00 paid by Purchaser to Sellers at the execution of this Bond for Title and an additional \$100.00 to be paid on or before February 1, 1983 and an additional \$100.00 to be paid on or before March 1, 1983.

The remaining balance of \$5000.00 shall be due and payable in monthly installments of \$75.00 per month including principal and interest computed at the rate of 13.5% per annum on the unpaid balance, the first monthly payment being due April 1, 1983 and a like amount due on the first day of each month thereafter until paid in full.

CONDITIONS OF SALE

The purchaser is purchasing the subject property in its present "as is" condition.

It is understood that the Purchaser is responsible for the installation of all utilities, including a septic tank.

It is further understood that the Purchaser is responsible for 1983 property taxes and all years thereafter.

The purchaser is purchasing the subject property subject to all easements and restrictions of recorded for Dalton Woods Subdivision.

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