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STATE OF SOUTH CAROLINA

DONNIE S. LANKERSLEY
R.M.C.

BOND FOR TITLE

COUNTY OF GREENVILLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____

J. WALLACE MANN, hereinafter called "Seller",

and JOEL A. SOUTHERLIN
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 lot of land situate on the western side of Eli Street in the County of Greenville, State of South Carolina, being shown as a portion of Lot 15 on a plat of the Property of Mrs. Ellizzie Bramlett, recorded on March 11, 1929, prepared by C. M. Furman, Engineer, recorded in Plat Book G at Page 235 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Eli Street at the joint front corner of Lot 14 and Lot 15 and running thence with Lot 14 N 79-30 W 120.04 feet to an iron pin at the joint rear corner of Lot and Lot 15; thence with Lot 3 and Lot 2 S 10-44 W 66 feet to an iron pin at the joint rear corner of Lot 1 and Lot 2; thence with the new line through Lot 15 S 79-30 E 128 feet more or less to an iron pin on the western side of Eli Street; thence with said street N 3-10 E 66 feet to the point of beginning.

-13-235-146-12-25.1 (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 for the subject property is Nineteen Thousand One Hundred Seventy Seven and 82/100ths (\$19177.82) Dollars, payable as follows:

\$9000.00 paid by Purchaser to Seller at the execution of this Bond for Title and the remaining balance of \$10,177.82 shall be payable in monthly installments computed at the rate of Nine (9%) percent per annum on the unpaid balance, in the amount of \$104.37 including principal and interest, said payments to begin March 1, 1983 and continue thereafter on the first day of each month until paid in full.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAR 14 1983
04.08

MAR 15 1983

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