

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1191-625

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 J. R. ELLIS and VERA G. ELLIS 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 easterly side of Belvue Road in the County of Greenville, State of South Carolina, being shown as Lot 4 on a plat of Belvue Estates Subdivision dated May 9, 1983, prepared by Jeffery Plumblee, Inc. recorded in Plat Book 9-F at Page 91 in the RMC Office for Greenville County, South Carolina and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Belvue Road at the joint front corner of Lots 3 and 4 and running with Lot 3 S. 75-03 E. 305.8 feet to an iron pin at the joint rear corner of Lots 3 and 4 thence S. 3-58 W. 129.6 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence N. 74-01 W. 362.7 feet to an iron pin on Belvue Road; thence with Belvue Road N. 29-50 E. 125 feet to the point of beginning.

This being a portion of the property conveyed to Gordon E. Mann and Robert A. Bailey by deed of John A. Theodore, et al recorded in the RMC Office for Greenville County, South Carolina on June 17, 1983 in Deed Book 1190 at Page 632.

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 Seven Thousand Five Hundred and no/100ths (\$7,500.00) Dollars payable as follows: Six Hundred and no 100 (\$600.00) Dollars upon the execution of Bond for Title and the balance of Six Thousand Nine Hundred and no/100ths (\$6,900.00) Dollars shall be due and payable in monthly installments of Eighty-Five and no/100ths (\$85.00) Dollars per month including principal and interest computed at the rate of 13.5 percent per annum on the unpaid balance, the first monthly payment being due August 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 as shown on the aforementioned plat, and subject to restrictions, a copy of which has been furnished to purchaser.

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OFFICE OF COUNTY CLERK
GREENVILLE, SOUTH CAROLINA
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