

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
AUG 8 2 16 PM '83
DOUGLAS RAY SLEY

1133 039

BOND FOR TITLE

This Agreement made and entered into by and between Bankers Trust of South Carolina (formerly Peoples National Bank) as Trustee under the Will of E. H. Claburn, deceased, hereinafter referred to as the Seller, and James Lee Simpson and Sarah M. Simpson, hereinafter referred to as the Purchasers:

WITNESSETH:

For and in consideration of the covenants and promises of the parties hereto which are hereinafter set forth, the Seller agrees to sell and convey to the Purchasers the following described real estate:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the Town of West Greenville on the North side of Pendleton Street and the South side of Branwood Street, being known and designated as the Eastern portion of lot no. 11 on a Plat of property known as Perry Avenue Annex, made by W. D. Neves, March 1912, recorded in the RMC office of Greenville County, in plat Book "A" at Page 878, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Pendleton Street 56 feet East from Woodside Avenue, corner of property of Preston Young and Myrtle Young, and running thence with Young's line N. 13-15 E., 110.8 feet to an iron pin on the South side of Branwood Street; thence along Branwood Street, S. 74-20 E. 24 feet to an iron pin, corner of other property of T. J. Seyles known as lot no. 12 on said Plat; thence with line of lot no. 12, S. 13-15 W., 110 feet; more or less, to an iron pin on the North side of Pendleton Street; thence along the North side of Pendleton Street, N. 74-20 W., 24 feet to the BEGINNING corner.

The above property is all of lot no. 11 as shown on Plat above referred to, less that portion of said lot conveyed by T. J. Seyle to Preston and Myrtle Young by Deed dated October 30, 1945, recorded in the office of the RMC for Greenville County in Deed Book 282 at Page 238.

Being the same property conveyed to E. H. Claburn by Deed of Elsie A. Claburn dated May 28, 1949, and recorded in Deed Book 882 at Page 133. E. H. Claburn died testate, appointing Seller as his testamentary Trustee, see Greenville County Probate Court records apt. 1322, file 8.

In consideration for said premises, the Purchasers agree to pay to the Seller the sum of \$8,400.00 to be paid as follows:

- (a) \$1,000.00 to be paid upon the execution of this Bond for Title.
- (b) \$7,400.00 with interest from date at the rate of twelve (12%) percent per annum, to be paid in monthly installments of \$120.77 each, principle and interest, commencing August 1, 1983, and continuing on the 1st day of each successive month thereafter until paid in full, with the final payment to be made no later than August 1, 1991.

It is understood and agreed that the Purchasers will pay all ad volurum taxes due on said property and will maintain and keep in force a hazard insurance policy with Seller as a named insured in an amount not less

14(500)120-3-4.2 (note)

RECORDED

2328 (V. 2)