

GREENVILLE S.C.

BOND FOR TITLE
R.H.C. ASLEY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between C. Darrell Floyd, hereinafter called "Seller", and William Michael Arthur and Pamela K. Arthur, 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 4 of a subdivision known as Hutton Court, as shown on a plat thereof, being recorded in the RMC Office for Greenville County, S. C. in Plat Book NN, at Page 101, and having, according to a more recent survey prepared for Amos J. Sewell, Jr. and Betty Eloise C. Sewell by Jones and Sutherland, Engineers, dated April 4, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Hutton Court at the rear corner of Lot No. 3, which point is 135 feet north of the point where Hutton Court begins to intersect with Pearce Avenue, and running thence with the rear line of Lots Nos. 3, 2, and 1, S. 73-39 W. 213.7 feet to an iron pin; thence N. 6-15 W. 66 feet to an iron pin at the rear corner of Lot No. 5; thence with the line of Lot No. 5, N. 73-39 E. 202.1 feet to an iron pin on the western side of Hutton Court; thence with Hutton Court, S. 16-21 E. 65 feet to the point of beginning.

This is the same property conveyed to Robert P. Harling and C. Darrell Floyd by deed of Concord Equity Corporation, recorded in

(CONTINUED ON REVERSE)

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 affect- ing 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:

The sales price for the property, the subject of this Bond for Title is the sum of \$35,950.00. \$335.00 and \$3,165.00 have been paid by the Buyer to the Seller either by rental credits or other- wise prior to the execution of this Bond for Title, leaving a balance of \$32,450.00. Said \$32,450.00 shall be paid by the Buyer to the Seller in equal amortized monthly installments over a per- iod of fifteen (15) years at Eleven (11%) percent interest in installments in the sum of \$368.84. The first monthly installment shall be due and payable on February 18, 1984 and on the eighteenth (18th) day of each month thereafter, until paid in full, all pay- ments to apply first to interest at the rate of 11% per annum, to be computed and paid monthly on the deferred balance from time to time due, with balance to principal.

Whenever the principal balance due on this Bond for Title is reduced to the sum of \$22,450.00 or less, the Seller shall deliver the Deed required and the Buyers will execute a Note and Mortgage to Seller for the unpaid portion of the purchase price.

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7 Hutton Court, Greenville, S.C. 29607

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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