

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

RICHARD BRUCE CARTWRIGHT, JR., hereinafter called "Seller",

and LARRY J. CORRELL 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 in the County of Greenville, State of South Carolina, at the southeast corner of Central Avenue and Minosa Drive, known and designated as Lot No. 51 on plat of Eastdale Development, recorded in the RMC Office for Greenville County in Plat Book YY, at Page 119, said lot having a frontage of 205 feet on Central Avenue, 90 feet on Mimosa Drive, a depth of 200 feet on the west side and a rear width of 176.5 feet.

THIS being the same property conveyed to Richard Bruce Cartwright, Jr., by deed of Kenneth G. Sloan and Patricia A. Sloan dated May 3, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1187 at Page 533 on May 3, 1983.

15(799) M4.3-1-51(Notes)

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:

Sales price of \$54,950.00 with down payment of \$100.00, leaving a balance of \$54,850.00 Purchaser to pay additional cash of \$4,900.00 at closing. Seller to give a Bond For Title in the amount of \$49,950.00 seth forth as follows: Terms of payment to Seller are 8% simple interest for five years (60) payments amortized over 20 years with principal and interest payment of \$417.80. After 60 payments the remaining loan balance of \$43,719.16 to be paid at a simple interest rate of 9% for 15 years with principal and interest payment of \$443.43 until paid in full.

Borrowers reserve the right to anticipate in full or in part at anytime without penalty.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
NOTARY PUBLIC
STAMP
TAX \$ 22.00

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