

2. This Court has jurisdiction of the parties and subject matter and this action is properly before this Court by Order of Reference signed by the Clerk of Court for Greenville County dated January 20, 1984.

3. On November 7, 1981, Plaintiff did enter into a Bond for Title with the Defendant agreeing to sell to Defendant the following described real estate located in Greenville County, South Carolina.

ALL that certain piece, parcel or lot of land, situate, lying and being on the western side of Fleetwood Drive, in Gantt Township, near the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 42 on a plat of Magnolia Acres, recorded in the RMC Office for Greenville County in Plat Book GG at page 133, and being more particularly described on a plat of the property of Edgar W. Teasley by R. B. Bruce, 4-18-60, and having, according to said plat, the metes and bounds as shown thereon.

may be

4. Under the terms of the Bond for Title, Defendant agreed to pay the sum of \$39,000.00 over a term of 360 months in equal monthly installments of \$380.59. Despite repeated written demands by Plaintiff, the Defendant has failed to make the payments due for the months of August, September, October, November, and December, 1983 and January, 1984. The arrearage owed by Defendant to Plaintiff for said six (6) months payments in arrears is \$2,283.54.

5. As further consideration, the Defendant agreed to pay all future taxes and insurance in connection with this property. The Defendant has failed to pay Greenville County property tax for the tax years 1982 and 1983 in the total sum of \$1,217.50.

6. The Bond for Title provides that in the event any of the sums due from Defendant to Plaintiff are not paid when due or in the event Defendant fails to carry out any of the terms, conditions, or obligations set forth