

SELLER'S ADDRESS:
15 Danbury Drive
Greenville, S. C. 29615
GREENVILLE, S. C.

PURCHASER'S ADDRESS:
503 Rosebud Lane
Greer, S. C. 29651

VEL 1214 PAGE 821

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
APR 12 4 15 PM '84
BOND FOR TITLE
DOAN
HARLEY

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between PHYLLIS M. BLACK
AND HAROLD K. BLACK, hereinafter called "Seller", and
JOHN KENNETH BLACK 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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Northeasterly side of Vanderbilt Circle in the City of Greenville, South Carolina, being shown as Lot No. 79 on the plat of White Oaks Subdivision as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "P", Pages 120-121 and having, according to a survey made by R. W. Dalton on October 15, 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Vanderbilt Circle at a point 227.5 feet in a Westerly direction from the Northwesterly corner of the intersection of Vanderbilt Circle and Holmes Drive, said pin also being the joint front corner of Lot Nos. 78 and 79, and running thence along the joint line of said lots N. 28-13 E. 159 feet to an iron pin on the line of Lot No. 97; thence along the line with Lots 97 and 96 N. 34-03 W. 57 feet to an iron pin, joint rear corner of Lots Nos. 79 and 80; thence along the joint line of said lots S. 41-38 W. 192.3 feet to an iron pin on the Northeasterly side of Vanderbilt Circle; thence along the Northeasterly side of Vanderbilt Circle around a curve, the chord of which is S. 63-02 E. 95 feet to the point of beginning.

DERIVATION: Deed dated June 30, 1977, and recorded July 12, 1977, in Deed Book 1060 at Page 434; also deed dated October 19, 1951, and recorded October 19, 1951, in Deed Book 443 at Page 516.

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 affecting 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 aforesaid 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:

FORTY THOUSAND (\$40,000.00) DOLLARS to be paid in 216 equal consecutive monthly installments of \$400.00 each, beginning JUNE 1, 1984, and continuing thereafter until paid in full, each payment to include principal and interest.

12-500-275-8-48 NOTE

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$18.00

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.