

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE VOL 1224 PAGE 234

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THIS BOND FOR TITLE entered into this day of OCTOBER 1984 hereinafter set forth by and between Q. R. FOXX PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP, hereinafter called "Seller",

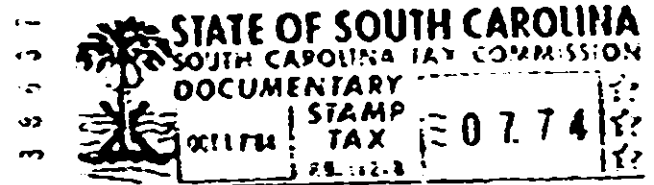
and KENNETH M. CISSON
hereinafter called "Buyer", of Greenville County, South Carolina

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, together with all improvements thereon, situate, lying and being in the Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 16, Section 2, as shown on plat entitled "Subdivision for Victor Monaghan Mills, Greenville, S. C.", prepared by Pickell and Pickell, Engrs., Greenville, S. C. on December 20, 1948, and recorded in the RMC Office for Greenville County, S. C., in Plat Book S, at Pages 179-181, inclusive. According to said plats, the within described property is also known as No. 25 Moody Street and fronts thereon 73 feet.

(13)-235-136-4-6



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 thereto, 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 until 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 sum of Twenty-Five Thousand Seven Hundred Forty-Two and No/100 (\$25,742.00) Dollars to be repaid in equal monthly installments of Three Hundred Five and 01/100 (\$305.01) Dollars per month, commencing October 1, 1984, and continuing on the 1st day of each successive month thereafter until paid in full, with interest thereon from date on the unpaid principal balance at the rate of fourteen (14%) per cent per annum, said interest having already been computed and made a part of the within monthly installments; all principal and accrued interest, if not sooner paid, due and payable on or before September 1, 2014. Buyer agrees to pay to Seller the sum of Thirty and No/100 (\$30.00) Dollars per month to be held in escrow for payment of the property taxes and hazard insurance premiums. Buyer shall pay to Seller five (5%) per cent of the monthly installment on any installment paid to Seller after the 15th day of the month. Buyer and Seller agree that any federal and state tax benefits derived from the ownership of the real estate described above shall inure to the Buyer. The within Bond for Title is not assumable by a subsequent buyer without the express written consent of Seller. The warranty deed shall be held in escrow by Horton, Drawdy, Ward & Johnson, P. A., Attorneys at Law, until the within contract is complied with by Buyer. Seller is to pay to The Kissell Co. the sum of \$305.01 per month until that certain mortgage loan from Seller to The Kissell Co. dated September 13, 1984, in the original principal sum of \$25,742.00 is paid in full.

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