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GREENVILLE CO. S. C.

SEP 13 2 47 PM '77

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

HONNIE S. TANKERSLEY
R.M.C.

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Danco, Inc.
hereinafter called "Seller", and George W. McLure and
Barbara A. McLure 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 City of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot No. 162 on plat of Forrester Woods, Section IV, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-R, at page 68.

This is the same property conveyed to the Seller by deed of YB Developers, Inc. recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1011 at page 317 on December 5, 1974.

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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 thereunto, 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 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:

\$53,500.00 payable as follows: \$2,000.00 on or before the sealing of these presents.
\$51,500.00 on or before October 1, 1978.

Prior to the Purchasers paying in full the purchase price balance of \$51,500.00 the Purchaser shall pay monthly principal and interest payments of \$294.91 which represent the mortgage payments due United Federal Savings and Loan Association. In addition, Purchasers shall pay \$47.06 per month in property taxes unto Seller and \$15.44 per month in fire insurance premiums. Purchasers shall be responsible for providing their own contents insurance coverage. This total monthly payment shall begin on October 1, 1977, the date of occupancy, and shall be paid on the first day of each month until the purchase price is paid in full. Any principal reduction on the aforementioned mortgage shall be credited to the Purchasers on closing. Seller to replace front door and finish same within a reasonable time.

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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