

S. C.

PM '80

BOOK 1129 PAGE 103

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ASLEY

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Bessie James, hereinafter called "Seller", and The South Carolina National Bank, hereinafter called "Buyer".

W I T N E S S E T H:

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 on the Western side of Old Spartanburg Road, in the City of Greenville, County of Greenville, State of South Carolina, the same being two (2) acres as shown on a plat prepared by Freeland and Associates, dated June 2, 1980, to be recorded herewith and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Old Spartanburg Road, and running along and with said road, S. 34-38 W. 225 feet to an iron pin; thence turning and running N. 59-18 W. 388.11 feet to an iron pin; thence turning and running N. 34-38 E. 225 feet to an iron pin; thence turning and running S. 59-18 E. 388.11 feet to an iron pin on the Western side of Old Spartanburg Road, the point of beginning.

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, with documentary stamps affixed thereto and transfer taxes paid, 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.

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