



five star realty



122 Hedge • P. O. Box 655 • Simpsonville, S. C. 29681 • 803-963-3741 • 803-963-3484

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JULY 1980 BOND FOR TITLE

BOOK 1129 PAGE 126

BOND BY WALTERSLEY

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between

Lakeview Acres, Inc.

, hereinafter called "Seller", and

Melvin C. and Jill R. Kirby

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:

2.8 acres situated in Lakeview Acres, as shown on a plat prepared by T.H. Walker, Jr. R.L.S. #3182.

Beginning at the center of the cul-de-sac and running N35-20E, 532.1 feet to an iron pin; thence running N69-34E, 190.3 feet to an iron pin on Rabon Creek; thence S22-37E, 280 feet to an iron pin also on Rabon Creek; thence S69-49W, 641.14 feet to the point of beginning.

Grantors reserve the right of way as shown on a plat of Lakeview Acres prepared by T. H. Walker, Jr. R.L.S. for the purpose of dedicating same to the county.

Lakeview Acres, Inc. will release one acre per Two Thousand Five Hundred Dollars (\$2,500) paid toward the mortgage, so long as property released does not deter the remaining mortgaged property.

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 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:

Buyer to pay a total purchase price of Seven Thousand Dollars (\$7,000) with a total down payment of Two Thousand Dollars (\$2,000). Balance to be financed for a period of ten (10) years at an interest rate of ten (10) per cent. First monthly payment is due on June 24th, 1980, with all remaining payments due on or before the 24th of each month. Monthly payments are Sixty-six Dollars and Eight Cents (\$66.08). Payments are to be made to:

Lakeview Acres, Inc.
122 Hedge Street
Post Office Box 655
Simpsonville, South Carolina 29681

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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