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BOND FOR TITLE

STATE OF SOUTH CAROLINA

0. S. C

COUNTY OF GREENVILLE

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

Albert S. Hagood, Trustee for DCG Trust hereinafter called "Seller"

and Robert E. Johnson AND Susan J. Johnson 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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, at 904 East Washington Street, and shown on a plat of Albert S. Hagood prepared by Dalton and Neves Engineers in March of 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of East Washington Street at the front of Elmore property and running thence with said street, S. 69-15 E., 72 feet to a railroad spike at the front corner of Meetze property; thence with said property, S. 21-16 E., 305.3 feet to an old iron pin, 25 feet from the center of the right of way of the A.C.L. R.R.; thence along said right of way, N. 51-46 E., 94.1 feet the an old iron pin; thence with Elmore property, N. 24-59 W., 277.8 feet to the point of beginning.

This is the same property conveyed to the Seller herein by deed of David D. and Vicki R. McKinney dated April 1, 1970, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 887, at Page 265, on April 3, 1970.

- 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 aforedescribed real estate until delivery of the deed and performance of all of the covenants berein 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 total purchase price for said property shall be Sixty-Eight Thousand and No/100 (\$68,000.00) Dollars, due and payable as follows: Seventeen Thousand and No/100 (\$17,000.00) Dollars cash at closing and the balance of Fifty-One Thousand and No/100 (\$51,000.00) Dollars in equal successive monthly installments of Seven Hundred Thirty-One and 70/100 (\$731.70) Dollars, commencing August 1, 1980, and continuing on the first day of each successive month thereafter through and including July 1, 1985, all principal and accrued interest due and payable on or before August 1, 1985, together with interest thereon at the rate of twelve (12%) per cent per annum, which interest has already been computed and made a part of the within installment payment.
- 2(a). Seller agrees to continue to make the monthly payment on that certain mortgage of Albert S. Hagood, Trustee for DCG Trust, to Carolina Federal Savings & Loan Association, dated May 12, 1970, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1155, at Page 139; Seller also agrees to continue to make the monthly payment on that certain mortgage of Albert S. Hagood, Trustee for DCG Trust to Carolina Federal Savings & Loan Association, dated Sept. 30, 1970, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1168, at Page 257.

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