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Upon the sale of the within described premises, or upon the sale of other premises owned by Purchaser located at 400 W. Croft Street, then the Purchaser will assume the existing mortgage on said premises and pay the remaining balance due Seller in cash at closing.

At that time, Seller agrees to convey to Purchaser by good and sufficient warranty deed, with stamps affixed, the within described premises, free and clear of any and all liens or encumbrances with the exception of the mortgage now existing on said premises in favor of Cameron-Brown Company dated December 5, 1968, in the original amount of Twelve Thousand Seven Hundred Fifty (\$12,750.00) Dollars, which mortgage is of record in the Office of the RMC for Greenville County in Mortgage Book 1111, Page 255.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20<sup>th</sup> day of January, 1983.

IN THE PRESENCE OF:

[Signature]  
W.D. Richard  
as to Seller

[Signature]  
Coy A. Lewis  
SELLER

[Signature]  
W.D. Richard  
as to Buyer

[Signature]  
Havlyh Spake  
BUYER

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )      PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that she saw the within-named Seller and Buyer sign, seal and as their act and deed deliver the within Bond for Title, and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 20<sup>th</sup> day of January, 1983.

[Signature]  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My commission expires: 4/20/90

[Signature]

RECORDED: JAN 24 1983 at 11:44 A.M.

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