

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 3 11 29 AM '74  
DONNIE S. TANKERSLEY  
R.M.C.

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Mary Y. Johnson,  
Edwin James Young and Lula Mae (Ballew) Looney, hereinafter called "Seller", and  
Willie M. Kennedy and Georgia M. Kennedy 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, together with all buildings and improvements thereon situate, lying and being on the southeastern side of Vance Street in the City of Greenville in Greenville County, South Carolina being shown and designated as Lot No. 32 on a plat of a survey of the lands of W.M. Norwood known as Norwood Heights made by J. N. Southern, surveyor dated October 9, 1906 recorded in the RMC Office for Greenville County, S.C. in Plat Book A, page 133, said lot having a depth of 150 feet and being 50 feet wide. This property is also known as No. 24 Vance Street and is a portion of the same acquired by Lula E. Glenn from W. M. Norwood by deed recorded in the RMC Office for Greenville County, S.C. in Deed Book 38, page 262.

The sellers herein are the owners of a remainder interest under the Last Will and Testament of Lula E. Glenn appearing in the Office of the Probate Court for Greenville County, S.C. in Apartment 1019, File 5, the life tenant in and to the above described property, Elsie Seay Young now being deceased.

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 aforesaid 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:

The sales price for the within described property is the sum of Eight Thousand Seven Hundred Fifty and No/100 (\$8,750.00) Dollars. One Thousand Fifty and No/100 (\$1,050.00) Dollars has been paid as the down payment leaving a balance due in the sum of \$7,700.00 shall be paid on this Bond for Title over a period of ten (10) years with interest on the deferred balance due from time to time at the rate of eight (8%) percent per annum to be computed and paid monthly as follows: The first payment shall commence on May 31, 1974 and each payment thereafter will be due and payable on the last day of each month over said ten (10) year period as follows: The first thirteen (13) payments shall be in the total sum of \$99.54 including principal and interest, the fourteenth (14th) through the twenty-sixth (26th) monthly payment shall be in the sum of \$87.32 including principal and interest and the twenty-seventh (27th) through the one hundred twentieth (120th) payment shall be in the sum of \$93.43. The final monthly payment in the sum of \$93.43 and all monthly payments hereunder shall be applied first to interest with balance to principal until the amount of \$7,700.00 due hereunder is paid in full.

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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