

JOHN M. DILLARD, P.A., GREENVILLE CO. S.C.

27 Julian Street
Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUN 21 1977
S. TANKERSLEY
R.M.C.

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between DAVIDSON ENTERPRISES, INC., hereinafter called "Seller", and MARION KELLER and IRMA JEAN KELLER 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, with all buildings and improvements thereon, situate, lying and being on the southeastern side of East Fifth Street, in Greenville County, South Carolina, being shown and designated as Lot No. 28, Section A, on a plat of WOODSIDE MILLS, made by Pickell & Pickell, Engineers, dated January 14th, 1950, recorded in the RMC Office for Greenville County, S. C., in Plat Book W at pages 111 through 117, inclusive, reference to said plat is hereby made for a more complete description thereof.

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 thereunto, 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:

The Sales Price for the property described in this contract is the sum of \$12,950.00, \$500.00 of which has been paid on or before the execution of this Bond for Title, and the balance is the sum of \$12,450.00, being due and payable by the Buyers to the Seller in monthly installments in the sum of \$95.74 each, commencing June 1, 1977, and on the first day of each month thereafter for a period of thirty years, with the final payment due and payable on May 1, 2007. All payments shall apply first to interest at the rate of 8-1/2 per cent per annum, to be computed and paid monthly, with balance to principal.

The Seller will furnish a deed to said property on June 1, 1982 upon the Buyers furnishing unto the Seller a note and mortgage for the balance due on this contract at that time of approximately \$11,949.46, due and payable according to the same terms and conditions as described herein for the remaining term of 25 years.

It is understood and agreed that the Buyers shall be responsible for the payment of all taxes and insurance from and after date by monthly payment of \$21.26 made by the Buyers to the Seller at the same time the principal and interest payment is made as described herein, and that failure to do so shall constitute a default in the same manner as would the failure to make the monthly installments on time as this contract provides.

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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