

GREENVILLE, S. C. MAY 12 4 56 PM '78

WILLIAM STEPHENS
J. H. C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between Danco, Inc.
hereinafter called "Seller", and P. L. Hills
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:

Lot 89, Forrester Woods, Section 7, as shown on plat of Forrester Woods recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at pages 21 and 22 and all improvements thereon and to be constructed thereon.

2-E continued seller and in accordance with plans and specifications given the current mortgage and in accordance with any allowances which are shown on the initial contract to purchase said 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 above described 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:

\$69,900.00 to be paid as follows:

A. **\$1,000.00** which has been prepaid on contract to purchase said property which has been paid unto seller on this date or prior to this date.

B. **\$2,000.00** on the taking of occupancy of said property by the purchaser which date is estimated to be on or about May 12, 1978. Said \$2,000.00 shall be payable unto the seller on taking occupancy.

C. **Balance of \$66,900.00** on or before May 12, 1979.

D. **During the term of this agreement, seller shall allow the purchaser to occupy the dwelling beginning on or about May 12, 1978, or as soon thereafter as the dwelling is complete. Purchaser agrees upon occupancy to pay unto seller the principal and interest payments due on the current mortgage on the property, said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 1416 at Page 978. Principal and interest payments due on said mortgage shall be pro-rated as of the date of occupancy and any principal so paid shall be credited to the purchaser on the final closing.**

E. **The dwelling constructed on said property shall be completed in a workmanlike manner similar to other houses in the same subdivision constructed by the (continued above)**

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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