

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.
APR 11 '80
SLEY

BOOK 1128 PAGE 716

BOND FOR TITLE

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between _____
Walker Properties hereinafter called "Seller",
and J. Norman Stone and Linda D. Stone
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:

Beginning at an iron pin in the center of Old U.S. 25 Highway, Greenville County, S.C. 1001.5 feet in a northeasterly direction from the corner of Old U.S. 25 and the Terry Creek Road, and 858.5 feet from the corner of the Terry School Road, and running thence N58 - 27E 72 feet along the center of Old U.S. 25 to a nail and cap, N56 - 19E 202.0 feet along the center of Old U.S. 25 to a nail and cap, N33-23W 425 feet to an iron pin, S56 - 19W for 275 feet more or less to an iron pin, and S 31 - 33E to the point of beginning, said property including 2.5 acres, more or less, excluding state highway right-of-way, and being a portion of the property purchased by Seller from T. Walter Brashier on June 5, 1978 and recorded in the RMC office of Greenville County, S.C. at Book 1080, Page 457, and according to survey of said property by W.R. Williams, Jr., Engineer, Dated April 26, 1978, recorded in the RMC office of Greenville County, S.C. at Plat Book 6D, Page 53.

The property, when deeded, is to be restricted against the use of mobile homes after 10 years from the date of this bond for title. This property is further restricted against commercial usage, recutting of lots, and keeping of animals in a noxious or offensive manner, as per the terms of restrictions to be recorded by the Seller in the RMC office, Greenville County Courthouse, Greenville County, S.C. within one year of the date of this Bond.

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 aforescribed real estate until 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: Five thousand dollars, five hundred dollars down with the signing of this Bond for Title, together with four thousand five hundred dollars paid as follows, \$63.60 per month payable on the first day of every month, beginning September 1, 1978, applied first to interest at 8% per annum, and the remainder to principal until paid in full, with privilege of prepayment of all or any portion of the principal at no penalty at any time. Late charge of \$5.00 to be added to any payment not received by the Seller or his agent on the fifth day of the month for which the payment is due on the first day. Buyer's check to be his receipt.

SC TO
202

202

4.0001

0716

4328 RV-2