

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FILED
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BOOK 113 PAGE 275

BOND FOR TITLE

THIS BOND FOR TITLE is made into this day of _____ 1988 hereinafter set forth by and between _____
GILDER CREEK DEVELOPMENT COMPANY, hereinafter called "Seller,"

and MARY CATHERINE COEN
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 and lot of land shown as Lot #5 on plat of property of Gilder Creek Development Company as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7Y at page 81, reference being craved herewith to said plat for exact metes and bounds.

This property is sold subject to those restrictions recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1132 at page 894.

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. Deed to pass after fifty (50%) percent of purchase price is paid.
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 purchase price is \$18,843.00. Buyer to pay \$2,843.00 at signing of this document (receipt of which is hereby acknowledged). The balance of \$16,000 shall be payable as follows: \$3,097.62 due April 15, 1981; \$6,195.24 due April 15, 1982; and \$6,195.24 due April 15, 1983. Each of these three payments include interest at an annual rate of 10%. The balance remaining together with interest at 10% to be paid on or before October 15, 1983. Buyer has the right to prepay, in whole or in part, at any time without penalty.

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