

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
REC'D  
S.C.

BOND FOR TITLE

1145-851

THIS BOND FOR TITLE entered into this day of July 1981 hereinafter set forth by and between

RICHARD CAPSON AND JERRARDINE MCAFEE, hereinafter called "Seller",

and CLINTON R. MCAFEE AND ANN MARIE MCAFEE  
hereinafter called "Buyer".

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 lot of land in Greenville County, State of South Carolina, being shown as Lot No. 12 on a plat of Old Mill Estates, Section I, recorded in Plat Book 000 at Page 159 in the R.M.C. Office for Greenville County.

THIS property is conveyed subject to restrictions recorded in Deed Book 965 at Page 221 in the R.M.C. Office for Greenville County and also conveyed subject to a 25 foot sanitary sewer right-of-way as shown on a composite plat of Old Mill Estates made by Piedmont Engineers and Architects dated June 15, 1972, and to all other restrictions, zoning ordinances, rights-of-way and easements of record and on the ground which affect said property.

THIS is the same property conveyed to the mortgagor's herein by deed of Bob Maxwell Builders, Inc., dated August 5, 1975, and recorded August 5, 1975, in the R.M.C. Office for Greenville County in Deed Book 1022 at page 320.

Subject to the following terms and conditions:

1. DEED. After full payment of the purchase price and all interest herein, and subject to Buyer's compliance with all terms and conditions stated 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 applicable rights of way and easements of public record and actually existing on the ground, subdivision setback lines, restrictions of public record, and zoning ordinances.

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:

TWENTY ONE THOUSAND TWO HUNDRED TWENTY SEVEN DOLLARS AND 93/100 (21,227.93) in cash, paid at the signing of this Bond for Title and:

1. Assumption of First Mortgage to First Federal Savings and Loan Association of Greenville, said mortgage being recorded in REM Book 1345 at page 460, in the RMC Office for Greenville County in the Original Amount of \$36,000.00, dated August 5, 1975, and having a principal unpaid balance of \$33,885.16.

2. Assumption of Second Mortgage to First Federal Savings and Loan Association of Greenville, said mortgage being recorded in REM Book 1508 at page 887, in the RMC Office for Greenville County in the Original amount of \$15,000.00, dated July 28, 1980, and having a principal unpaid balance of \$14,836.91.

3. It is agreed between the parties that the purchaser will apply for a new loan when the available interest rate drops to Twelve (12) percent annually, on either fixed or Renegotiable Rate Mortgages and, in any event, no later than November 30, 1981.

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