

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

S. C.

PU '82

SLEY

BOND FOR TITLE

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THIS BOND FOR TITLE, entered into this day and year hereinafter set forth  
by and between GROUP TEN, INC., hereinafter called "Seller",  
and RICHARD L. & GERALDINE P. CRAIN, hereinafter called "Buyer".

WITNESSETH:

For and in consideration of the sales price and mutual covenants herein  
contained, the Seller does hereby agree to Sell and the Purchaser agrees to Buy  
the following described real estate: Lot No. 2 on a plat of J. G. and Alice  
S. Hayes, recorded in Plat Book WW at Page 65, a copy of which plat is attached hereto.

11(285) G12-1-14 (NOTE)

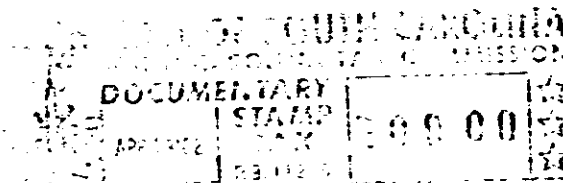
1. Deed Subject to full payment of the purchase price and all interest herein, the Seller shall execute and deliver to the Buyer, or his assigns, a good and sufficient Warranty Deed to the above described real estate, conveying a good, marketable fee simple title thereto, free of all liens and encumbrances, 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.

In addition to the foregoing general exceptions as to title, the property shall be conveyed subject to the following specific exceptions, all of which shall limit the grantors liability under the general warranty of the required deed:

1. Mortgage held by Citizens Building & Loan Association (Book 1412, page 653)
2. Matters of survey
3. Zoning ordinances, building codes, etc.

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:

\$47,500.00 total consideration, with \$25,000.00 being paid down herewith and the balance of \$22,500.00 to be financed by Seller, with interest from July 1, 1979 at 9% per annum, payable in 60 monthly installments of \$202.53 each beginning August 1, 1979 and the remaining balance being payable on demand after July 1, 1984. The aforesaid monthly payments shall be applied first to interest, balance to principal. Buyers shall have privilege of anticipation without penalty.



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.
4. Taxes and Insurance The Buyer covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that he will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies, authorized to do business in the State of South Carolina, in a sum of not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies. The Buyer will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Buyer fails to pay for such taxes and insurance when due, the Seller shall have the right to pay for the same and add the costs thereof

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