

State of South Carolina,

County of Greenville.

BOND FOR TITLE.

Know all men by these presents, That :- I, Julia D. Charles, Greenville County, held firmly bound unto Ellen B. Estes in the sum of Seven hundred fifty (\$750.00) Dollars to be paid to the said Ellen B. Estes, her heirs, executors, administrators or assigns, for which payment well and truly to be made I do hereby bind myself, my heirs, executors, administrators and assigns.

Executed this 27th, day of June, A.D. 1912.

Whereas, the aforesaid Ellen B. Estes has agreed to sell to the said Julia D. Charles a certain lot or tract of land in the County of Greenville, State of South Carolina being Lot No. 14 in Section "H" as shown on plat of the property of the Stone Land Company, and recorded in the office of R.M.C. for Greenville County in Plat Book "A", pages 337-345, Aug. 2nd, 1909. Being a part of the land conveyed to me by Stella D. Stone by deed dated May 16th, 1912 and recorded in the office of R.M.C. For Greenville County in Vol. 10, page 406. Said lot No. 14 fronting Vannoy Street fifty-five (55) feet, and running back in parallel lines one hundred ninety two (192.7) feet and seven inches, and being fifty five (55) feet across the back on condition that she shall pay therefor the sum of Seven hundred fifty (\$750.00) Dollars in the following manner:- One hundred fifty (\$150.00) Dollars cash, balance of six hundred (\$600.00) Dollars due and payable twelve months from date, with interest on same from date, at eight Per cent per annum until paid, to be computed and paid annually and if unpaid to bear interest until paid at the same rate as principal and in case said sum be collected by attorney or through legal proceedings of any kind, the said Julia D. Charles agrees to pay the sum of seventy-five (\$75.00) Dollars for Attorneys fee, and said Julia D. Charles has given therefor her note for the amount due as aforesaid. NOW, the condition of the obligation is such that if the said payment be made promptly as agreed, and all taxes from this date, and charges on said land be paid when due by the said Julia D. Charles, and Ellen B. -Estes shall on completion of said payments cause to be executed and delivered a good deed to the said Julia D. Charles for said lot, then this obligation to be void, otherwise to remain in full force. It is agreed that time is of the essence of this contract and if said payments be not made when due, Ellen B. Estes shall be discharged in law and equity from all liability to make said deed and may treat said Julia D. Charles as tenant holding over after the termination or contrary to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid, the sum of one hundred fifty (\$150.00) Dollars per year for rent, or by way of liquidated damages or may enforce payment of said note.

In Witness whereof the said Ellen B. Estes has hereunto set her hand and seal this 27th, day of June, A.D. 1912.

In presence of.

T.B. Reeves,

F.G. Spellmeyer

Ellen B. Estes, (Seal)

Julia D. Charles, (Seal)

The State of South Carolina,
Greenville County.

Personally appeared before me, T.B. Reeves and made oath that he saw the within named Ellen B. Estes sign, seal and as her act and deed, deliver the within written deed, and that he with F.G. Spellmeyer witnessed the execution thereof.

Sworn to before me this 27th, day

of June A.D. 1912.

F.G. Spellmeyer (L.S.)
Notary Public for S.C.

T.B. Reeves

Recorded for July 3rd, 1912.

