

VOL. 32. TITLE TO REAL ESTATE.

(Bond for Title \$1.50)

✓ D. F. Jack
 ✓ C. E. Whitney
 ✓ William Martin
 ✓ Arthur Martin
 ✓ Henry B. Garrett
 ✓ Maxwell Bros.
 ✓ Bertram Maxwell
 ✓ Grover C. Maxwell
 ✓ Robert J. Maxwell

For satisfaction, see this Bond for title, see Deed Book 7, Bat page

State of Georgia,

Richmond County.

KNOW ALL MEN BY THESE PRESENTS that I, Joseph S. Reynolds, of said County, am firmly bound unto D.F. Jack, C.E. Whitney, Martin & Garrett, a firm composed of William Martin, Arthur Martin and Henry B. Garrett, and Maxwell Bros., a firm composed of Bertram Maxwell, Grover C. Maxwell and Robert J. Maxwell, in the sum of one Hundred thousand (\$100,000.00) Dollars, for the payment of which well and truly to be made, I hereby bind myself, my heirs and legal representatives, firmly by these presents.

Signed, sealed and delivered, this 16th, day of November, 1914.

The condition of this obligation is such that;

Whereas the said obligor has sold to the obligees the following described property, to-wit:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, in the City of Greenville, beginning at a point on the west side of South Main Street, between Broad Street and Reedy River, adjoining lot No. 5 as shown on the plat hereinafter referred to, which beginning point is the northeast corner of the brick building now standing on the lot hereby conveyed, which building was erected and occupied by Markley Hardware and Manufacturing Company, and running thence parallel with the north wall of said building N. 69-30 W. 130.83 feet, more or less, to an iron pin in line with rear wall of said building, the corner of an alley and a court; thence with said court and the western face of said building S. 20-30 W. 53 feet to an iron pin, corner of an alley and a court; thence parallel with the south wall of said building S. 69-30 E. 130.83 feet, more or less, to a point at the southeast corner of the building, which is at a bend in Main Street; and thence with Main Street N. 20-30 E. 53 feet to the beginning corner; known as lot No. 6 on the plat of Markley Realty Company made by J.E. Serrine, dated March 26, 1914, and marked N.B. 261; together with a perpetual right to the use of the open court west of said building and of an alley lying to the south of said building and between said building and the railway sidetrack.

The property above described is the same which was conveyed to the obligor by the Markley Realty Company by deed dated April 1st, 1914, and recorded in Volume 25, page 38; and by a subsequent deed dated _____, and recorded in Volume _____, page _____, the purchase price of which is fifty-seven thousand, five hundred (\$57,500.00) Dollars, Thirty-two Thousand (\$32,000.00) Dollars of which has been paid in cash, or its equivalent, and the balance is represented by a note for Twenty-five Thousand, Five Hundred (\$25,500.) Dollars, dated March 3rd, 1914, and payable five (5) years after date, with interest from date at six (6) per cent., payable semi-annually.

NOW, THEREFORE, if the said obligees, their heirs or assigns, shall well and truly pay, or cause to be paid, said note together with all renewals thereof, in whole or in part, and all interest, and the said obligor shall convey, or cause to be conveyed to said obligees, their heirs or assigns, the property above described, free of all liens, by deed containing the usual covenants of warranty, then this obligation shall be void, else of full force and effect.

This Bond for Title is executed in pursuance of an agreement between the parties hereto, dated March 3rd, 1914, to which agreement H.C. Lorick and H.C. Vaiden were parties, said Lorick and Vaiden having, on May 7th, 1914, transferred to D.F. Jack all their right, title and interest in said agreement and in the property therein described.

(Over)

368