

State of South Carolina Bond for Title.
County of Greenville.

Know all men by these Presents, that the Oregon Lumber Company, in consideration of the sum of one dollar in hand paid by J. L. Cox, Trustee for Virginia C. Rice and Paul D. Rice, receipt whereof is hereby acknowledged, do hereby covenant and agree to convey to J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice in trust for the use and benefit of the said Virginia C. Rice and Paul D. Rice, the terms of Trust being hereinafter stated, clear of all incumbrances, except for the trusts, the following described land, to-wit:

All that certain Piece Parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, just outside the corporate limits of the city of Greenville, being known and designated as Lot No. 3 of Block 6 of the Property of the Furman Investment Co., as shown by Plat recorded in the P. M. C. office for said County in Plat Book A Pages 122 and 123, and having according to said Plat the following metes and bounds, to-wit:

Beginning at a stake in the east side of Sumner Street, which Point is the joint corner of lots nos. 2 and 3, and running thence along the joint lines of said lots 2 and 3, 165 feet to a Point; thence S. 9-20 W. 50 feet to joint corner of lots Nos. 3 and 4; thence along the joint line of lots 3 and 4, 165 feet and 5 1/2 inches to a Point in the east side of Sumner Street; thence along the east side of said Sumner Street N. 11-38 E. 50 feet to the beginning corner; and being the same conveyed to Oregon Lumber Company by Furman Investment Company by deed recorded in P. M. C. office for said County in Book 116, Page 280."

When, and upon the conditions, that the said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice, shall pay or cause to be paid to the Carolina Loan & Trust Company, its successors or assigns, the balance due upon that certain mortgage debt in the sum of Thirty-five hundred Dollars, secured by mortgage on said Premises executed by the said Oregon Lumber Company to the said Carolina Loan & Trust Company, recorded in Book 156, Page 112, and which may be paid in monthly installments as provided in said mortgage.

It is agreed that if the said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice, shall fail to make four or more said monthly installments when the same shall become due, then this bond for

(next Page)

For Investment to this Deed see Deed Book 147 Page 603

title shall become null and void, and all payments made by or for the said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice, either to the Oregon Lumber Company or the Carolina Loan & Trust Company, shall be retained as rent for the use of said Premises, the possession of which is surrendered to said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice.

It is further agreed that the said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice, shall pay all taxes on said Property promptly when due, and keep up the insurance required by the terms of said mortgage to the Carolina Loan & Trust Company, and upon failure to do either or both, the same results follow as in the case of default in the payment of four or more monthly installments of said mortgage.

It is further agreed that the said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice, shall pay all fines, interest, and assessments, and any and all other sums that shall or may become due and payable to the said Carolina Loan & Trust Company under the terms of said mortgage, all in addition to the Principal sum of Thirty-five hundred Dollars, and failure to do so promptly upon the same becoming payable, shall result in the bond for title becoming immediate null and void.

It is further agreed that the relations of the Parties hereto is that of landlord and shall so remain until the said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice, shall have paid in full said mortgage indebtedness of the said Oregon Lumber Company to the Carolina Loan & Trust Company, and shall have performed all other things agreed herein by them to perform, and shall have received a deed to said Premises from the said Oregon Lumber Company.

It is further agreed that if the said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice, shall fail to perform the things on his part herein agreed to be performed by him, and this bond for title shall for that, or any other reason, become null and void, then the said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice, shall be tenant holding over, and the said Oregon Lumber Company may take possession of said Premises, with or without legal process, with or without notice to the said J. L. Cox, as Trustee for Virginia C. Rice and Paul D. Rice at any time thereafter, and eject said Parties therefrom.

(over)