

Bond For Title To Real Estate

State of South Carolina  
County of Greenville

Know All Men By These Presents:

That H. R. Childress and H. B. Ellis Jr. have agreed to sell to P. P. Plummer a certain lot or tract of land in the County of Greenville, State of South Carolina, lot located on the southwest side of Landon Street and the southeast side of Hiltkin Street, in the City of Greenville, and on which the purchaser is now living, and execute and deliver a good and sufficient warranty deed therefor on condition that P. P. Plummer shall pay the sum of Three Thousand Dollars in the following manner: monthly installments of \$42.50 per month commencing June 1, 1929, and continuing monthly thereafter until the full purchase price is paid, with interest on same from date at seven per cent per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of reasonable amount for attorney's fees as is shown by his note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force and carry \$2,500.00 fire insurance for the protection of seller.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due seller shall be discharged in law and equity from all liability to make said deed, and may treat said P. P. Plummer as tenant holding over after termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of Four Hundred Eighty Dollars per year for rent, or by way of liquidated damage or may enforce payment of said note.

Purchaser may anticipate payment at any time.

In witness whereof we have hereunto set our hands and seals this 3rd day of May, A.D. 1929.

In the presence of:  
Etta R. Sanders  
Fred I. Nissen

H. R. Childress, Seller (Seal)  
H. B. Ellis Jr., Seller (Seal)  
P. P. Plummer, Purchaser (Seal)

- Next Page -

State of South Carolina  
County of Greenville

Personally appeared Etta R. Sanders who says on oath that she saw H. R. Childress, H. B. Ellis Jr., and P. P. Plummer sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that she with Fred I. Nissen witnessed the same.

Sworn to before me this  
31 day of May, A.D. 1929.

Etta R. Sanders

R. N. Hadd (Seal)

Notary Public S.C.

That H. R. Childress and H. B. Ellis Jr. agree that when the said P. P. Plummer has reduced the principal in the foregoing contract to Twenty-four Hundred Dollars (\$2400.00) all interest having been paid, we will deliver deed and take mortgage for the balance due us, or permit the said P. P. Plummer to refinance same and we take a second mortgage for our equity.

In the presence of:  
Etta R. Sanders  
Fred I. Nissen

H. R. Childress (Seal)  
H. B. Ellis Jr. (Seal)  
P. P. Plummer

Recorded January 6th, 1930 at 4:40 P.M.

END OF DOC