

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

BOND FOR TITLE.

This contract made and entered into by and between Mrs. Elizabeth S. Patrick, B. C. Patrick, R. R. Patrick and P. D. Patrick, hereinafter referred to as the sellers and M. C. Ward, hereinafter referred to as the purchaser.

WITNESSETH:

That in and for the consideration hereinafter expressed the sellers do hereinafter agree to sell to the purchaser a certain house and lot situate in the County of Greenville, State of South Carolina, designated as lot #46, Block "B" of the Mountain View Land Company and being the same lot conveyed to S. D. Patrick by J. M. Fleming by deed recorded in the R. M. C. Office for Greenville County in Deed Book 92 at page 36.

In consideration for said premises the purchaser agrees immediately upon receipt of possession of said premises to place at his own expense upon said house a new roof of good grade composition and two coats of paint on exterior and interior of said house, said material and workmanship to be of good quality and shall pay to the sellers the sum of Thirteen Hundred (\$1300.00) Dollars and shall be payable in the following manner: \$20.00 on the 1st day of November, 1937, and \$20.00 on the 1st day of each and every consecutive month thereafter until paid in full, with interest on the unpaid principal at the rate of six per cent., to be computed and paid semi-annually, until paid in full, with the understanding, however, that when said purchaser shall have reduced the principal of said indebtedness to \$650.00 and have paid all accrued interest thereon, the sellers will deliver to the purchaser a good fee simple deed to said premises, free and clear of all encumbrances, and accept a note for said balance, payable upon the same conditions as herein above outlined, secured by a first mortgage upon said premises.

It is agreed and understood that taxes for the year 1937 is to be pro rated as of this date and also fire insurance premium. It is understood that the purchaser will procure fire insurance covering said building to the extent of at least \$1,000.00 and pay the premiums thereon.

It is understood and agreed that the said purchaser shall have the right to anticipate the payment of the whole or any part thereof at any time.

It is understood and agreed that in the event any monthly payment shall be in arrears and unpaid for a period of sixty days, the sellers herein shall have the right to terminate this agreement without notice and forthwith take possession of said premises and all payments that may have been made shall be considered as rent for said premises.

In witness whereof, we have hereunto set our hands and seals at Greenville, S. C., this 17 day of September, 1937.

In the presence of:

G. C. Smith  
C. L. Ramsey

Jno. R. Cheatham  
C. L. Gullick

P. D. Patrick (L. S.)  
Mrs. Elizabeth S. Patrick (L.S.)  
R. R. Patrick (L. S.)  
B. C. Patrick (L. S.)  
Sellers.  
M. C. Ward (L. S.)  
Purchaser.

State of South Carolina,  
County of Greenville.

Personally appeared before me Jno. R. Cheatham, who being duly sworn says that he saw the within named Mrs. Elizabeth S. Patrick, B. C. Patrick, R. R. Patrick and M. C. Ward, sign, seal and as their act and deed deliver the foregoing written instrument and that he with C. L. Gullick witnessed the execution thereof.

Sworn to before me this 22 day of Sept. 1937

C. L. Gullick (L. S.)

Jno. R. Cheatham.

N. P. for S. C.

State of N. C.  
County of Cleveland.

Personally appeared before me G. C. Smith, who being duly sworn says that he saw the within named P. D. Patrick, sign, seal and as his act and deed deliver the foregoing written instrument, and that he with C. L. Ramsey witnessed the execution thereof.

Sworn to before me this 20th day of Sept. 1937

Margaret Smith (L. S.)

G. C. Smith

N. P. for Cleveland County.

My commission expires Feb. 10, 1939.

State of South Carolina,  
County of Greenville,

I, Margaret Smith, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. P. D. Patrick the wife of the within named P. D. Patrick did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely,