

TITLE TO REAL ESTATE

3750 PREVIOUS EDITIONS - GREENVILLE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

This contract made and entered into by and between W. W. Griffin, hereinafter referred to as the seller and Constantine Bamvakas, hereinafter referred to as the purchaser.

WITNESSETH:

That in and for the consideration hereinafter expressed the seller agrees to sell and convey unto the purchaser, that certain lot of land and building situate thereon, located in the City of Greenville, County of Greenville, State of South Carolina, on the south side of Buncombe St., known and designated as # 704 Buncombe St., according to the city enumeration, having a frontage of approximately 22 ft. on Buncombe St., which frontage extends from corner of the Howard property to the center of the wall of the building now occupied by Rogers Store, and running back in parallel lines a depth of 100 feet.

In consideration for said premises the purchaser agrees to pay to the seller the sum of Five Thousand (\$5000.00) Dollars, as follows: \$400.00 in cash upon execution of this contract and the sum of \$50.00 on March 15, 1940 and the sum of \$50.00 on the 15th. day of each and every consecutive month thereafter until December 15, 1942, at which time the entire balance shall become due and payable; the unpaid principal to bear interest at the rate of six per cent., payable monthly, but to be computed and credited semi-annually; the purchaser herein shall have the right to anticipate the payment of the whole or any portion of the purchase price at any time.

The purchaser herein to pay all taxes on said property accruing after the year 1939 and shall keep the building situate upon said property insured, with a reliable insurance company, in the sum of at least \$1500.00, for the benefit of the seller and purchaser as their interest may appear, and will pay the premiums thereon, and will likewise keep the building situate upon said property in good repair at his expenses.

Upon the purchaser complying with the provisions of this contract, the seller will execute and deliver to said purchaser a good fee simple, general warranty deed, with dower renounced, to said premises, free and clear of encumbrances.

However, should the purchaser herein fail to make the payments hereinabove stipulated or shall fail to conform and comply with any of the provisions of this contract, said contract shall become null and void at the option of the seller and any and all payments that may have been made in the meanwhile by the purchaser, shall be forfeited and considered as rent for said premises.

IN WITNESS WHEREOF, We have hereunto set our hands and seals at Greenville, S. C. this 5th. day of March, 1940.

IN THE PRESENCE OF:

D. B. Leatherwood
Benj. A. Bolt

W. W. Griffin (L. S.)

Constantine Bamvakas (L. S.)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Benj. A. Bolt who being duly sworn says that he saw the within named W. W. Griffin and Constantine Bamvalas sign, seal and as their act and deed deliver the foregoing written instrument and that he with D. B. Leatherwood witnessed the execution thereof.

Sworn to before me this
5th. day of March, 1940.

Benj. A. Bolt

D. B. Leatherwood (L. S.)
N. P. FOR S. C.STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RENUNCIATION OF DOWER

I, D. B. Leatherwood, N. P. for S. C., do hereby certify unto all whom it may concern that Mrs. Mary Allison Griffin, the wife of the within named W. W. Griffin did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce release and forever relinquish unto the within named Constantine Bamvakas, his heirs and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Sworn to before me this
5th. day of March, 1940.

Mary Allison Griffin

D. B. Leatherwood (L. S.)
N. P. for S. C.

S. C. Stamps \$1.80

Recorded March 5, 1940 at 11:18 A. M. # 2957

By- J. H.-