

STATE OF SOUTH CAROLINA :
 : BOND FOR TITLE
 COUNTY OF GREENVILLE :

KNOW ALL MEN BY THESE PRESENTS: That I, C. A. Edwards, Executor of the Will of T. G. Edwards, deceased, have agreed to sell to M. F. Etris a certain lot of land near the City of Greenville, Greenville Township, County and State aforesaid, lying on the North side of Heatherly Drive, designated as Lot No. 25 on a plat of the property of Mollie Fortner, recorded in Plat Book "F", page 73, R. M. C. Office for Greenville County, having a width of about 50 feet and a depth of about 150 feet, and being one of the lots conveyed to T. G. Edwards by deed of J. M. Fortner and Mollie Fortner, recorded in Deed Book 117, page 148, and to execute and deliver to the said M. F. Etris a good and sufficient warranty deed therefor:

ON THE CONDITION That the said M. F. Etris shall pay the sum of Thirty-five Hundred (\$3500.00) Dollars, with interest at the rate of six per cent per annum, to be computed monthly, to the said C. A. Edwards as Executor of the Will of T. G. Edwards, deceased, in the following manner:

Twenty-five (\$25.00) Dollars, on September 24, 1949, and Twenty-five Dollars (\$25.00) on the 24th day of each month thereafter until the balance of the purchase price and interest thereon has been reduced to the sum of Two Thousand Dollars (\$2,000.00), at which time, upon delivery of said deed of conveyance the said C. A. Edwards as Executor of the Will of T. G. Edwards, deceased, will accept a purchase money mortgage on the property described for the said Two Thousand Dollars (\$2,000.00), to be paid in monthly payments of Twenty-five Dollars (\$25.00), with interest at the rate of six per cent (6%), until paid in full:

On the further condition, that the said M. F. Etris pay the taxes which may be assessed against said property from time to time, and that she will also keep the building properly insured for full value and extended coverage, and provide the said C. A. Edwards as Executor with such insurance policy, and that the said M. F. Etris will further keep the said building on the premises in reasonable repair during the life of this agreement; and should the said M. F. Etris fail in any of these particulars herein set forth, the said C. A. Edwards as Executor of the Will of T. G. Edwards, deceased, or his successors, and after thirty days written notice to the said M. F. Etris, may declare this contract terminated without Court proceedings or without liability, and the said M. F. Etris shall forfeit all payments made as rent and liquidated damages, and she shall thereupon vacate the premises.

WITNESS my hand and seal this the 24th day of August, 1949.

Signed, sealed and delivered
 in the presence of:

Amel M. Hawkins

Bernie Crocker

C. A. Edwards (SEAL)
 As Executor of the Estate of
 T. G. Edwards, deceased.