

STATE OF SOUTH CAROLINA)
) CONTRACT AND BOND FOR TITLE
 COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that I, Shelton J. Rimer, have agreed to sell to James M. Crain a certain lot or tract of land in the County of Greenville, State of South Carolina, and described as follows:

All that piece, parcel, or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on U. S. Super Highway No. 29, beginning on the North side of said highway at an 18 foot alley, corner of property now or formerly owned by D. B. Black, and running thence with said alley, N. 39-00 W., 360 feet to an iron pin; thence with said alley, N. 31-38 W., 1096 feet to an iron pin; thence N. 45 E., 204.6 feet to an iron pin; thence S. 31-42 E., 1103 feet to an iron pin; thence S. 38-13 E., 45 feet to a point; thence S. 51-47 W., 132 feet to a point; thence S. 39-00 E., 285 feet to a point in said U. S. Highway No. 29; thence S. 51-47 W., 65 feet to the beginning corner, this being the greater portion of the tract of land conveyed by W. M. Edwards to Shelton J. Rimer by deed dated December 19, 1946, recorded in the R. M. C. Office for said County and State, in Deed Book 304 at Page 158, a plat of which is recorded in said R. M. C. Office in Plat Book "K", at Page 93, and execute and deliver a good and sufficient warranty deed therefor on condition that the said James M. Crain shall pay the sum of thirty one thousand and two hundred (\$31,200.00) dollars in the following manner: Sixty six hundred (\$6600.00) dollars to be paid in cash upon the signing of this instrument, receipt of which is hereby acknowledged, and the balance of twenty four thousand and six hundred (\$24,600.00) dollars to be paid as follows: Two hundred (\$200.00) on May 1, 1950, and a like amount on the 1st day of each succeeding month thereafter until an additional seventy five hundred (\$7500.00) dollars has been paid on the remaining principal sum, the monthly payments above to be credited first to the interest and the remainder to the principal sum, interest to be six (6%) per cent, at which time the said Shelton J. Rimer agrees to execute a sufficient warranty deed to the said James M. Crain, conveying said property upon the condition that the said James M. Crain execute and deliver to the said Shelton J. Rimer a good first mortgage over said property for the remainder of the purchase price of said property, which shall bear five (5%) per cent interest, and which shall be paid two hundred (\$200.00) dollars per month, in the same manner as the above payments, the payment first to be credited to the interest and the remainder to the principal sum until the full amount due thereon is paid, 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 ten (10%) per cent for attorney's fees is to be paid, as is shown by a note of even date herewith. The said James M. Crain agrees to pay all taxes while this contract is of force.

It is further agreed that the said James M. Crain is to keep all taxes and insurance paid on said property and is to carry the sum of Fifteen thousand and five hundred and 00/100 (\$15,500.00) dollars fire and extended coverage insurance on said property; that if the said James M. Crain erects any buildings or repairs buildings on said property, he shall use the same type of brick in the front of said building as is to be used by the said Shelton J. Rimer on any buildings on the property owned by him adjoining the above described property.