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

KNOW ALL MEN BY THESE PRESENTS: that I, J. H. Mauldin, hereinafter called the seller, have agreed to sell to Oliver E. Westmoreland and Edith K. Westmoreland, the following described real estate:

"All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and now within the corporate limits of the City of Greenville on the Northeast side of the Laurens Road, being known and designated as Lot No. 213 on plat of East Lynne Addition made by Dalton & Neves, Engrs., and recorded in the R. M. C. office for Greenville County in Plat Book H, at page 220, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeast side of the Laurens Road, joint front corner of Lots Nos. 213 and 214, said pin being 260 feet in a southeasterly direction from the intersection of Laurens Road with Sycamore Drive, and running thence with the line of Lot No. 214, N. 22-56 E. 217.4 feet to an iron pin in the line of Lot No. 209; thence along the line of Lot No. 209, S. 68-28 E. 46 feet to an iron pin in the line of Lot No. 212; thence with the line of Lot No. 212, S. 20-24 W. 239.4 feet to an iron pin on the northeast side of the Laurens Road; thence with the northeast side of the Laurens Road, N. 46-53 W. 60 feet to the beginning corner."

The seller herein agrees to execute and deliver a good and sufficient warranty deed therefor on condition that the purchaser shall pay the sum of Nine Thousand and No/100 - (\$9,000.00) Dollars in the following manner: Thirteen Hundred & No/100- (\$1,300.00) Dollars cash upon delivery of this Bond for Title and the remainder to be paid in monthly instalments of Sixty-Five and No/100 - (\$65.00) Dollars each, beginning on the 9th day of August, 1951, and continuing on the 9th day of each and every succeeding month thereafter until the principal balance has been reduced to such an extent as purchasers are able to finance the balance with a loan company; with interest on the balance due of six (6%) per centum per annum to be computed and paid monthly, said payments to be applied first to interest and then to the principal balance due from month to month. If any interest is not paid as and when due it shall bear interest at the same rate as the 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 to the balance due an attorney's fee of ten (10%) per centum shall be added to the amount due, as is provided by my note of even date herewith. The purchasers agree to pay all taxes and fire insurance premiums on the above described property during the life of this contract.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the seller shall be discharged in law and equity from all liability to make the aforesaid deed, and may treat said purchasers as tenants holding over after termination, or contrary to the terms of their lease, and shall be entitled to claim and recover, or retain if already paid, the sum of Seven Hundred, Eighty and No/100 (\$780.00) Dollars per year for rent, or by way of liquidated damages, or he may enforce payment of said note.