

STATE OF SOUTH CAROLINA )  
 :  
 COUNTY OF GREENVILLE ) BOND FOR TITLE TO REAL ESTATE

Know all men by these present that I, Emmie Lou Swedenburg, have bargined and agreed to sell to James B. Miller,

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the south side of Bramlett Road, being known and designated as lot No. 13 and a part of lot No. 12 as shown on a Plat of East Summit View and recorded in the R. M. C. Office for said County and State in Plat Book "A" at page 389 and in approximate metes and bounds as follows:

Beginning at an iron pin at the joint front corner of lot Nos. 13 and 14 and running thence with Bramlett Road, S-69 3/4 - W, 60 feet to a point in lot No. 12; thence in a diagonal line through lot No. 12, running with the waterline to a Black Gum in the branch in rear line of Lot No. 12; thence with rear line of lot Nos. 12 and 13, N-73-E, approximately 100 feet to the joint rear corner of lot Nos. 13 and 14; thence with the joint line of lot Nos. 13 and 14, 160 feet, and being a portion of the property conveyed to Emmie Lou Swedenburg by A. B. Jackson.

And to execute and deliver a good and sufficient warranty deed therefor on condition that James B. Miller pay to Emmie Lou Swedenburg the sum of \$3,000.00, payable in the following manner.

\$50.00 on July 16th, 1953, and a like amount on the 16th day of each month thereafter until paid in full, with interest on the same from date hereof at the rate of 4%, payable quarterly, and if unpaid, to bear interest until paid at the 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 10% of the entire amount due for attorneys fees, as is shown by the Note of even date herewith. The purchaser agrees to pay all insurance and taxes while this contract is in force. It is further agreed that James B. Miller has assigned, with recourse, a Note and Mortgage to the said Emmie Lou Swedenburg which is in the amount of \$2600.00 and which is payable at the rate of \$40.68 per month, this Mortgage is fully set forth in the Office of the Clerk of Court in Pickens in Mortgage Book 6U at page 104; it is further understood that payments are to be made on said Note and Mortgage to the said Emmie Lou Swedenburg and are to be credited on said Note as herein set forth and the said James B. Miller is to pay the difference in the monthly payments on said Note on the dates herein setforth.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due as is setforth in said Note and herein setforth, the said Emmie Lou Swedenburg shall be discharged in law and equity of all liability to make said deed and may treat the said James B. Miller as a tenant holding over after termination or contrary to the terms of a lease and shall be intitled to claim and recover, or retain if already paid, all that has been paid on said Note for rent or by way of liquidated damages, or may enforce payment of said Note. It is further understood that should default be made on payment of Mortgage herein assigned to Emmie Lou Swedenburg, then at her option she may enforce the same.

In witnessed whereof, we have hereunto set our hands and seals, this 16th day of June, 1953.

Witness:

James B. Miller  
James B. Miller  
James B. Miller

James B. Miller  
 Purchaser  
Emmie Lou B. Swedenburg  
 Seller