

FILED
GREENVILLE CO. S.C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
APPROVED 12 22 1958

BOND FOR TITLE
AND
PURCHASE AND SALE AGREEMENT

OLLIE FANNING NORTH
S.C.

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KNOW ALL MEN BY THESE PRESENTS: That we, Mrs. Lillie Cagle Carter and Mr. R. Brude Carter, hereinafter called the Sellers, do sell to: John W. Jones, hereinafter called the Buyer, a certain lot or tract of land in the City and County of Greenville, known as 508 1/2 East McBee Avenue, and noted on the City Block Book in the Auditor's Office as being in Tax District 500-sheet 63-Block 7--Lot 2, the same being more particularly described as follows:

ALL that piece, parcel or lot of land in Greenville, Township, Greenville County, State of South Carolina on the South Side of East McBee Avenue and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the South Side of East McBee Avenue, Corner lot now or formerly owned by J.W. Austin, a distance of 43.5 feet west of the intersection of East McBee Avenue and Davis Street, and running thence along line of Austin Property 60 feet, more or less, to a stake; thence, in a westerly direction along line of Austin property and along property of J.J. Brock 48 feet, more or less, to a stake; thence, in a northerly direction with line of Brock Property 60 feet, more or less, to a stake on East McBee Avenue; thence, along South Side of East McBee Avenue in an Easterly direction 49.7 feet, more or less to the beginning corner.

BEING the same property conveyed to Mrs. Lillie Cagle Carter by Hattie M. Tansill by Deed on December 31, 1937, by Deed as noted in Deed Volume 255 Page 123.

1. The Buyer agrees to pay a consideration of twelve thousand five hundred dollars (\$12,500.00) for the said premises described herein, the said sum to be paid in the following manner: The sum of five hundred dollars (\$500.00) upon the signing of this contract and bond for title, and the sum of fifty dollars per month together with interest on the unpaid balance of the purchase price, monthly at the rate of six percent per annum to be computed and paid monthly with the said payment on the principal, commencing on the 1st Day of June, 1958, and each month thereafter until paid in full; provided, that the Sellers shall, when the purchase price of said property is paid down to ten thousand dollars (\$10,000.00) together with interest, taxes, and insurance, if any, deliver to the Buyer a general warranty deed to said premises conveying to the Buyer a good marketable title in fee simple, and the Sellers covenant, to take and give a purchase money mortgage for the balance upon the same terms and conditions, aforesaid, and as is shown by note of even date herewith. All payments may be accelerated.

2. If unpaid, to 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 an Attorney's fee of ten percent as shown in the note.

3. THE Buyer agrees to pay all future taxes or other public assessments to be levied against said property and agrees to keep any building thereon, now, or to be erected in the future insured in a company satisfactory to the Sellers in an amount of not less

No. 1.

(Continued on next page)