

AUG 10 12:19 PM 1960

STATE OF SOUTH CAROLINA OLLIE L. NEWORTH
COUNTY OF GREENVILLE H.M.C.

BOND FOR TITLE

This contract made and entered into by and between J. R. Cleveland and Sara B. Cleveland

hereinafter referred to as the Seller(s) and John L. Bryant, Sr. & Lewis N. Bryant hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, in Oaklawn Township, containing 25 acres, more or less, being known and designated as Lots Nos. 1, 2, 3, and 4 of the C. F. Putman and F. G. Mauldin property on Old Hundred Road in accordance with plat in Plat Book "F", Page 239 and being the same property as was conveyed to Seller by deed of E. Inman, Master, to be recorded on even date with this Instrument. Purchasers to pay 1960 taxes.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of \$2500.00 Two Thousand Five Hundred Dollars for said lot(s) as follows: \$40.00 on the first day of August, 1960 and a like amount on the first day of each month thereafter until paid in full, with interest at the rate of Six (6%) percent to be first deducted and balance to principal, with full right to pay more or pay in full at any time. Purchasers are not to cut any timber and are to maintain ditches and terraces to prevent erosion. Seller to transfer existing insurance to purchasers as of this date and pro rata premium has been paid by purchaser to seller. IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly installment is in arrears and unpaid for a period of 30 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract. Purchasers agree to improve dwelling located on above property within one (1) year. Improvements are to consist of Asbestos shingles on exterior and at least 1/2 of interior rooms refinished with full bath installed inside. Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon. If seller does not deliver deed and purchaser has to compell delivery, all costs and attorneys fees in a reasonable amount are to be paid by Seller. IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 2nd day of August, 1960.

In the presence of: [Signature] (Seller) J.R. Cleveland (SEAL)
[Signature] (Seller) (SEAL)
[Signature] (Seller's Wife) Sara B. Cleveland (SEAL)
[Signature] (Purchaser) John L. Bryant (SEAL)
[Signature] (Purchaser) Lewis N. Bryant (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Jan L. Young and made oath that he saw the within named J. R. Cleveland and Sara B. Cleveland

sign, seal and as their act and deed deliver the within written Bond for Title, and that she, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 2nd day of August, 1960,
[Signature] (SEAL) Jan L. Young

Notary Public for South Carolina
Recorded this 10th day of August 1960, at 12:19 P. M., No. 4235.