

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: That Mary T. Brown, hereinafter referred to as SELLER, agrees to sell to Lucille H. Roper, hereinafter referred to as BUYER, and said Buyer hereby agrees to purchase, the following described property:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 197 according to plat of East Lynne Addition made by Dalton & Neves, Engineers, May, 1933, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book H at page 220, and having the metes and bounds shown on said plat.

FILED
GREENVILLE CO. S.C.
MAR 11 AM 1960

That said Seller agrees to execute and deliver a good and sufficient warranty deed therefor on condition that said Buyer pay the sum of \$7,500.00 in the following manner:

The sum of \$400.00 upon executing and delivering this instrument, the receipt whereof is hereby acknowledged, and the remaining balance of \$7,100.00 to be paid in equal monthly payments of \$60.00, first applied to interest and balance to principal, beginning on October 17, 1960, and \$60.00 on the 17th day of each month thereafter until October 17, 1962, on which date the property will be refinanced in the name of the Buyer, and the Seller agrees to take a second mortgage or building shares for the balance due at that time in the event a 100% loan cannot be obtained on the property, with interest on said balance from date at 6% per annum to be computed and paid monthly, and if unpaid to bear interest 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, all costs and a reasonable amount for attorney's fees, as is shown by the Buyer's note of even date herewith. Payments not to exceed \$60.00 at any time.

It is agreed that the Buyer shall pay the purchase money in the manner set forth hereinabove, and shall in the meantime pay all taxes on, and assessments now or hereafter made against, said property; and that said Buyer shall insure the house and buildings thereon for not less than \$8,000.00, in a company acceptable to the Seller, and keep the same insured from loss or damage by fire and windstorm during the continuation of this contract, and make loss under the policy of insurance payable to said Seller; and further that said Buyer shall, during the continuation of this contract, keep and maintain all buildings on said property in good and substantial repair; and further that in the event said Buyer shall at any time fail to pay said taxes and assessments, or to insure or to repair said buildings thereon, then the said Seller may cause the same to be paid, insured or repaired as above provided and be reimbursed for the expenses of such, which shall be added to said debt and bear interest at the same rate under this contract.

It is further agreed that the Seller shall, upon completion of said payment or payments set forth herein, execute and deliver a good and sufficient deed in fee simple of the land above described to the said Buyer, and free of all liens by way of mortgage or judgment, then this contract is to be void and of no effect, otherwise to remain in full force.

(Continued on Next Page)

SATISFIED AND CANCELLED OF RECORD
20th DAY OF March 1960
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 11:59 O'CLOCK A.M. NO. 23040