

mail to

Donald Good MAR 27 11 25 AM 1961
Rt # 3, Strawberry Dr.
Greenville, S.C.

BOOK 670 PAGE 431

MAR 27 1961

STATE OF SOUTH CAROLINA .
COUNTY OF GREENVILLE

23639

BOND FOR TITLE

This contract made and entered into by and between JAMES F. NICHOLS, HEREINAFTER KNOWN as the Seller, and DONALD GOOD AND JOAN W. GOOD, Hereinafter known as the Purchasers:

W I T N E S S E T H

For and in consideration of the sums hereinafter expressed by agree to sell and convey to the Purchasers that certain tract of land described as follows:

All that certain piece, parcel and lot of land situate, lying and being in the County of Greenville, South Carolina, near the City of Greenville, being known and designated as Lot No. 26 Strawberry Drive, as shown on plat of the property of Blue Berry Park, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book BB at page 18, and having, according to said plat, the following metes and bounds:

In consideration for said premises the Purchasers agree to pay the seller therefore the sum of Ten Thousand Five Hundred and No/100 (\$10,500.00) Dollars due and payable as follows: The sum of Seventy Five and 24/100 (\$75.24) dollars, principal and interest, due and payable on April 1, 1961 and a like amount on the same day of each successive month until paid in full. The purchasers agree to add to each monthly payment the necessary amount for the seller to pay all taxes, assessments and hazard insurance. Interest, included in the above monthly payments, shall be paid and computed at the six per cent per annum on a monthly basis. The Purchasers are given full rights of anticipation:

IT IS UNDERSTOOD AND AGREED, That the purchasers will pay all taxes and assessments on said property accruing after the date of this instrument.

The Purchasers do hereby agree to keep the premises insured against loss by fire, in order to protect the Seller for the sum or at least the balance due on house at all times, and do further agree to maintain the premises in a state of good repair.

In the event the purchasers shall fail to make said monthly payments within fifteen (15) days after said payments are due or shall fail to comply with the other covenants of this contract, then in either event this agreement,

(Continued on Next Page)

For Assignment see Deed Book 695 Page 170 assigned to O.C. Clark & Debra M. Clark