

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO., S. C.  
APR 16 1 39 PM 1963  
OLLIE F. BOWORTH  
R.M.C.

BOOK 7211 PAGE 3119  
BOND FOR TITLE

This contract made and entered into by and between Walter C. Goodnough, hereinafter known as the seller, and James Carlton, hereinafter known as the purchaser:

WITNESSETH

For and in consideration of the sums hereinafter expressed and the promise and covenants contained in this instrument, the seller agrees to sell and convey and the purchaser agrees to buy and purchase that certain tract of land described as follows:

All that lot of land in Greenville County, State of South Carolina, in Greenville Township, being known and designated as Lot 17, Verner Hill, as shown on a plat of the Hill House Tract, prepared by F.C. Rogers in 1908, recorded in plat book A at page 335, and being more particularly described according to said plat as follows:

BEGINNING at a point on the northeast side of New Riverside Road, Joint front corner of Lots 16 and 17, and running thence with joint line of said lots, N. 4-37 E. 150 feet to rear corner of lot No. 28; thence with rear line of lot 28, N 42-30 W 70 feet to the joint rear corner of lots 17 and 18, thence to an iron pin in the northeast side of New Riverside Road; thence with said road S 42-30 E 70 feet to the point of beginning.

In consideration for said premises, the purchaser agrees to pay unto the seller therefore the sum of FIVE THOUSAND AND NO/100 (\$5,000) ~~being~~ being paid as follows: \$50.00 per month beginning March 30, 1963, and a like amount each month until paid in full. The purchaser agrees to pay all taxes, assessments, and hazard insurance. The purchaser is given full rights of anticipation:

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

The Purchaser does hereby agree to keep the premises insured against loss by fire, in order to protect the seller from the sum of 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 purchaser shall fail to make said monthly payments within one month after said payments are due or shall fail to comply with the other covenants of the contract, then in either event this agreement, at the option of the seller, shall be terminated and any and all payments made by the purchaser prior thereto shall be forfeited by the purchaser to the seller, herein as rent for the use on said premises and as liquidated damages for the breach of this contract.

Upon the purchaser paying the considerations hereinabove expressed the seller will execute and deliver to said purchaser, his heirs and assigns, a good fee simple title by way of general warranty deed. (CONTINUED ON NEXT PAGE)