2-63 2M No. 137A BOND FOR TITLE TO REAL ESTATE W. A. Seybt & Co. Office Supplies Greenville, S. C.

GREENVILLE CO. S. C.

**The State of South Carolina**
COUNTY OF GREENVILLE

JUL 23 10 34 AM 1963

OLLIE FARNSWORTH
R. M.C.

KNOW ALL MEN BY THESE PRESENTS: M. G. Proffitt, Inc.

has ~~have~~ agreed to sell to

Ruben Brown a certain lot or tract

of land in the County of Greenville, State of South Carolina, more particularly described as all that piece, parcel or lot of land being known as Lots 9, 11, 12 and 12(a), on or near the Old Anderson Road, as recorded in Plat Book "O", page 43, in the R.M.C. Office of the Greenville County Court House, being the same property deeded to M. G. Proffitt by Etca Hill Vaughn on April 1, 1954, and transferred by the said M. G. Proffitt to M. G. Proffitt, Inc. on 1-26-63,

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Two-Thousand ($2,000.00)---------- Dollars in the following manner:

$50.00 already paid as a binder, $50.00 to be paid on or before July 24, 1963, and the balance of $1,900.00 to be paid $10.00 per month, plus 6% interest until paid in full, with the right to anticipate principal payments up to $500.00 without interest.

until the full purchase price is paid, with interest on same from date at 6% per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at 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 the sum of a reasonable amount dollars for attorney's fees, ~~as is shown by notes given date herewith~~. The ~~purchaser~~ Seller agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due it shall be discharged in law and equity from all liability to make said deed, and may treat said Ruben Brown, as tenant holding over after termination, or contrary to the terms of his lease and shall be entitled to claim and recover, or retain if already paid the sum of $120.00 dollars per year for rent, or by way of liquidated damages, ~~or may enforce payment of said notes~~

In witness whereof, we have hereunto set our hands and seals this 17th day of July, A. D., 19 63.

In the presence of:

Pat A. Stapleton

Joe Robert Hogan

Ruben B Brown (Seal)

By: M. Graham Proffitt (Seal)
Title: Vice President
For: M. G. Proffitt, Inc.

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EXECUTED IN DUPLICATE