

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.

BOOK 731 p. 515

COUNTY OF GREENVILLE

SEP 9 11 00 AM 1963

BOND FOR TITLE

THIS contract made and entered into by and between Walter C. Goodnough, hereinafter known as the seller, and David Eppes, 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 piece, parcel or lot of land in the State and County Aforesaid, near the City of Greenville, being Lot No. 18 of Subdivision known as Verner Hill, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Riverside Road and running thence N.  $47\frac{1}{2}$  W. 150 feet to an iron pin; thence S.  $42\frac{1}{2}$  E. 70 feet to an iron pin; thence S.  $47\frac{1}{2}$  E. 150 feet to an iron pin on Riverside Road; thence N.  $42\frac{1}{2}$  W. 70 feet to the beginning corner.

In consideration for said premises, the purchaser agrees to pay unto the seller therefore the sum of TWO THOUSAND NINE HUNDRED DOLLARS (\$2,900.00) + 6% interest being paid as follows: (\$10.00) Ten Dollars per week until loan at Peoples National Bank; is 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 for 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 weekly 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 terminate 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 of 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.

IN WITNESS WHEREOF, we have hereinto set our hands this 30th day of March, 1963.

(CONTINUED ON NEXT PAGE)