

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF GREENVILLE

FEB 4 1964

This contract made and entered into by and between JESS/KREMER

GREENVILLE SOUTH

hereinafter referred to as the Seller(s) and ARTHUR L. DUTTON

hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of GREENVILLE, State of South Carolina, being known as Lot No. 2 of M. F. Kremer Estate fronting on Laurens Road and being recorded in Deed Gook 202, at Page 431, LESS deed conveyed out to Annie Bell Fisher around 1942

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of \$3500.00 Three Thousand Five Hundred Dollars for said lot(s) as follows: \$100.00 at this time \$400.00 on January 28th, 1964 and the balance of \$3000.00 on or before May 15th, 1964. The above price is based on the above lot having 70 front feet. The survey is to be made with the parties sharing the costs equally, and if the front footage varies, then the price shall vary \$50.00 per foot in accordance with said survey.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly installment is in arrears and unpaid for a period of 30 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20th day of January, 1964

In the presence of: (Seller) Jesse F. Kremer (SEAL); (Seller) [Signature] (SEAL); (Seller's Wife) Aldora C. Saye (SEAL); (Purchaser) Arthur L. Dutton (SEAL); (Purchaser) [Signature] (SEAL)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Personally appeared before me Aldora C. Saye and made oath that she saw the within named Jesse F. Kremer, as Purchaser, and Arthur L. Dutton as Purchaser

sign, seal and as their act and deed deliver the within written Bond for Title, and that she, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 20th day of January 1964 [Signature] (SEAL) Notary Public for South Carolina

[Signature] Aldora C. Saye