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BOOK 813 PAGE 289

4M - 12 - 49 No. 137A BOND FOR TITLE TO REAL ESTATE W. A. Seybt & Co. Office Supplies Greenville, S. C.

OLLIE FARNSWORTH
R.M.C.

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, J. T. Black
..... have agreed to sell to
Thomas S. Joy and Louisa Maude Joy,
..... a certain lot or tract
of land in the County of Greenville, State of South Carolina, and being in Monaghan Mills
Village, Greenville Township, near City of Greenville, and being more
particularly described as Lot Number Four (No. 4) in Section Four (Sec. 4),
as shown on a plat entitled "Subdivision for Victor-Monaghan Mills,
Greenville, S.C.", made by Pickell & Pickell, Engineers, Greenville, S.C.
on December 20, 1948, and recorded in the R.M.C. Office for Greenville
County in Plat Book "S" at pages 179-181 inclusive. According to said
plat, the within described lot is also known as No. 8 Chicora Street
(Avenue) and fronts thereon Sixty Four (64) feet.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Three Thousand Dollars (\$3,000.00) Dollars in the following manner
One Hundred Dollars (\$100.00) upon the execution of this instrument and
the balance of \$2,900.00 at the rate of Fifty Dollars (\$50.00) per month
which includes, interest, insurance & taxes, commencing March 1, 1967

until the full purchase price is paid, with interest on same from date at seven 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 proceed-
ings of any kind, then in addition the sum of 15% ~~ratio~~ for attorney's fees, as is

shown by a note of even date herewith. The purchaser S agrees to pay all taxes while this
contract is in force. This deed shall be conveyed at such time as the purchasers have
an equity of \$1,500.00. The purchasers shall execute a mortgage for the balance due.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due the seller shall be discharged in law and equity from all liability to make said deed, and may
treat said purchasers as tenant S holding over after termination,
or contrary to the terms of a lease and shall be entitled to claim and recover, or retain ~~xx~~
~~already paid the sum of~~ all monies paid in on this contract for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand S and seal S this 4th day of
February A. D., 19 67

In the presence of:

J. T. Black (Seal)
Thomas S. Joy (Seal)
Louisa Maude Joy (Seal)

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