

APR 26 3 49 PM 1968

BOOK 843 PAGE 68

STATE OF SOUTH CAROLINA) CLIE FARNSWORTH
) R.M.C.
COUNTY OF GREENVILLE) BOND FOR TITLE

This agreement entered into this 15th day of April, 1968, by and between Serena T. McPherson and ~~Joanne M. Weaverling~~ ^{S.M. J.W.}, hereinafter referred to as Sellers, and Walter L. Jenkins, hereinafter referred to as Purchaser,

WITNESSETH

For and in consideration of the mutual promises and covenants and in further consideration of the sum of One and No/100 (\$1.00) Dollar paid to the Sellers by the Purchaser, the Sellers agree to sell and the Purchaser agrees to purchase all that piece, parcel or lot of land with improvements thereon situate in the City and County of Greenville, State of South Carolina on the North side of Monteith Circle and being known and designated as Lot No. 5 on plat of property of O. Y. Brownlee, et al recorded in the R. M. C. Office for Greenville County in Plat Book Q , at Page 164. Said lot fronts 60 feet on the North side of Monteith Circle.

It is agreed that the purchase price for said property shall be Eight Thousand Four Hundred and Fifty Dollars payable as follows:

(a) Purchaser shall pay Eighty Three and 41/100 (\$83.41) Dollars per month on the first of each month beginning May 1, 1968 for a period of 24 months with interest on the deferred balance from April 1, 1968 at 7% per annum payable monthly, said payments to be applied first to interest, balance to principal.

(b) After the above 24 payments, there will be a principal balance due of Seventy Six Hundred Eighteen and 37/100 (\$7618.37) Dollars. The Sellers will then execute and deliver a good fee simple, warranty deed to the property and Purchaser will give back to the Sellers a purchase money note and mortgage for Seventy Six Hundred Eighteen and 37/100 (\$7618.37) Dollars payable in monthly installments of Sixty Two and 07/100 (\$62.07) Dollars on the first day of each month thereafter with the balance due and payable 18 years thereafter; payments to be applied first to interest, balance to principal; said note and mortgage to bear interest from the date thereof at 7% per annum payable monthly. All payments under (a) and (b) hereof to be made to C. Douglas Wilson, Inc. as collecting agent.

Taxes for the year 1968 shall be prorated. Thereafter Purchaser will pay all taxes or assessments on the property. Purchaser will pay for insurance on the dwelling for fire and extended coverage and keep same

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