

STATE OF SOUTH CAROLINA

OCT 14 12 19 PM '69

BOND FOR TITLE

COUNTY OF GREENVILLE

DELIE FARNSWORTH

This contract made and entered into by and between Leake & Garrett, Inc.

hereinafter referred to as the Seller(s) and Rudy V. Mase and Ethel Mase

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, shown as Lot 69 on a Plat of Bishop Heights Subdivision, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 171, which Plat is hereby incorporated for a more particular description

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Twenty-Nine Thousand, Nine Hundred Fifty / (\$29,950.00) Dollars for said lot(s) as follows: \$3,000.00 has been paid, by exchange of property, receipt of which is hereby acknowledged. Purchaser does hereby agree to assume and begin payments on the mortgage to Fountain Inn Federal Savings & Loan Association covering the above described property, which has a present balance of \$19,942.16 Purchaser agrees to pay the remaining portion of said purchase price in the amount of \$ 7,007.84, within five (5) years from date, with the understanding that Purchaser shall pay interest on the unpaid portion of this sum at the rate of Six (6%) percent \*\*\* 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 60 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.

\*\*\* per annum, to be computed and paid on the unpaid balance quarterly from date.

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 11th day of October, 19 69.

LEAKE & GARRETT, INC.

BY: Frank S. Leake, President (SEAL)
G. Sidney Garrett, Secretary (SEAL)
Rudy V. Mase (SEAL)
Ethel Mase (SEAL)

In the presence of:

[Handwritten signatures of witnesses]

PROBATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as their act and deed deliver the within written Bond for Title, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this

11th day of October, 19 69

[Handwritten signature of Notary Public]

Notary Public for South Carolina My Commission Expires Jan. 1, 1970.

Recorded October 14, 1969 At 12:19 P.M. # 8887