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VOL 885 PAGE 603

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH  
R.M.C.

BOND FOR TITLE

COUNTY OF GREENVILLE

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

hereinafter referred to as the Seller(s) and Millard Chappellear

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, Town of Mauldin, known as Lot 4, J. W. Whitt Subdivision, which property is more particularly described by deed recorded in the R.M.C. Office for Greenville County in Deed Book 614, Page 473. Said property was conveyed to the grantor herein by deed of Bobby Darrell Hazel dated March 5, 1970, & to be recorded of even date here- with

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Fourteen Thousand & 00/100 Dollars for said lot(s) as follows: \$1500.00 cash, receipt of which is hereby acknowledged. Purchaser also agrees to assume and make payments on a mortgage this date given by Seller to Fountain Inn Federal Savings & Loan Association in the amount of \$10,800.00. In addition thereto, the Seller agrees to pay the sum of \$1700.00, payable in monthly installments of \$47.00, beginning 30 days from date and continuing on the like day of each month thereafter until paid in full, with payment first to interest and balance to principal. Interest at the rate of Seven (7%) per annum, to be computed and

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and (over) 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.

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 5th day of March, 19 70.

In the presence of:

*[Handwritten signatures of witnesses]*

(Seller) Leake & Garrett Inc. (SEAL)  
(Seller) D. Sidney Garrett (SEAL)  
(Seller's Wife) \_\_\_\_\_ (SEAL)  
(Purchaser) Millard B. Chappellear (SEAL)  
(Purchaser) \_\_\_\_\_ (SEAL)

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

5th day of March, 19 70

*[Signature]* (SEAL)  
Notary Public for South Carolina  
Comm. Expires 12/15/79

*[Handwritten signature]*