

RECORDING FEE

PAID \$ 1.50

FILED

GREENVILLE CO. S. C.

APR 7 8 51 AM '70

OLLIE FARNSWORTH 887 R.M.C. 385

THE STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

BOND FOR TITLE TO REAL ESTATE

NOW ALL MEN BY THESE PRESENTS: Herbert M. Mull and Myrtle W. Mull have agreed to sell to Henry H. Nichols and Helen M. Nichols a certain lot or tract of land in the County of Greenville, State of South Carolina, and being a portion of Lot #95 of a plat of Riverside Farms appearing in Plat Book K at pages 101-103 in the R.M.C. Office for Greenville County and having the following metes and bounds to-wit:

BEGINNING on the southwesterly side of Sumter Street Ext. S. 40-02 E. 220 feet to an iron pin; thence S. 48-30 W. 214.2 feet to an iron pin; thence N. 49-42 W. 148 feet to an iron pin; thence N. 31-48 E. 252.5 feet to the beginning corner.

The sellers also agree to convey, subject however to an easement for ingress and egress for the benefit and use of the adjoining property owners which are currently Beatrice Kidd Bannister and Raymond Taulbee and Helen Taulbee, for the consideration stated herein the following described property:

BEGINNING at an iron pin on the southwestern side of Sumter Street S. 31-48 E. 252.5 feet to an iron pin; thence N. 49-42 W. 20 feet to an iron pin; thence N. 31-52 E. 255.9 feet to an iron pin; thence along Sumter Street S. 40-02 E. 20 feet to the beginning corner.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Seven Thousand Five Hundred and no/100 (\$7,500.00) Dollars in the following manner to be paid in equal monthly installments of Sixty-Three and 29/100 (\$63.29) Dollars commencing on May 1, 1970, and a like date of each month thereafter until the full purchase price is paid, with interest on same from date at six 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 proceedings of any kind. then in addition the sum of a reasonable amount for attorney's fees, as is shown by their note of even date herewith. The purchasers agree to pay all taxes while this contract is in force commencing as of January 1, 1970. The purchasers also agree to insure the premises for fire damage in an amount at least equal to the balance due the sellers on this contract.

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