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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: Herbert M. Mull and Myrtle W. Mull have agreed to sell to Beatrice Kidd Bannister a certain lot or tract of land in the County of Greenville, State of South Carolina, being a portion of Lot #35 of a plat of Riverside Farms appearing in Plat Book K at pages 101-103 and having the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Sumter Street S. 31-52 W. 255.9 feet to an iron pin; thence S. 31-52 W. 189.2 feet to an iron pin; thence W. 53-00 W. 242 feet to an iron pin; thence N. 53-09 W. 7.5 feet to an iron pin; thence N. 49-45 E. 478 feet to an iron pin on Sumter Street; thence S. 40-02 E. 106.6 feet to the beginning corner.

The sellers expressly retain an easement across the aforesaid premises for the laying and construction of a sewer line for the benefit and use of an adjoining landowner or their successors and assigns. The legal description of the adjoining landowners property for whom this easement is retained is as follows:

BEGINNING at a point 255.9 feet south of Sumter Street, S. 49-42 E. 168 feet to an iron pin; thence S. 48-30 W. 183.3 feet to an iron pin; thence N. 51-48 W. 54.5 feet to an iron pin; thence N. 53-00 W. 60 feet to an iron pin; thence N. 31-52 E. 189.2 feet to the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of Five Thousand and no/100 (\$5,000.00) Dollars in the following manner to be paid in equal monthly installments of Forty-Two and 20/100 (\$42.20) Dollars commencing on May 1, 1970, and a like date 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 her note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force commencing as of January 1, 1970, and to keep fire insurance on the above described premises in an amount of at least equal to the balance due the sellers on this contract.

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