

PAID \$

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH R. M. C.

BOND FOR TITLE

COUNTY OF GREENVILLE

This contract made and entered into by and between Alvin W. Greene

hereinafter referred to as the Seller(s) and Terry R. and Beverly S. Snyder

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 Simpsonville, on the N. E. side of Poinsettia Dr., & shown & designated as Lot 125 on a Plat of Poinsettia, Section 3, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book PPP, Page 141, which plat is hereby incorporated by reference for a more particular description.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of \$34,900.00

Dollars for said lot(s) as follows: \$1,000.00 downpayment is hereby receipted. The balance of \$33,900.00 shall be paid as follows: Purchasers hereby assume mortgage payable to Ft. Inn Federal S. & L. Ass'n., recorded in the R.M.C. Office for Greenville County in Mortgage Book 1120, Page 374, which mortgage has a present balance of \$23,455.61, and agrees to make monthly mortgage payments as provided therein, beginning with the September, 1970, payment. The balance of \$10,444.39 shall be payable (Con't)

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.

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 covenants thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 3rd day of September, 1970

In the presence of:

(Seller) Alvin W. Greene (SEAL)

(Seller) \_\_\_\_\_ (SEAL)

(Seller's Wife) Mildred Greene (SEAL)

(Purchaser) Terry R. Snyder (SEAL)

(Purchaser) Beverly S. Snyder (SEAL)

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Personally appeared before me Shelby W. Boling and made oath that she saw the within named Alvin W. Greene, as Seller, and Terry R. and Beverly S. Snyder, as Purchasers,

sign, seal and as their act and deed deliver the within written Bond for Title, and that she, with C. Thomas Cofield, III., witnessed the execution thereof.

Sworn to before me this 3rd day of September, 1970.

Notary Public for South Carolina My Commission Expires Dec. 15, 1979.

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