

STATE OF SOUTH CAROLINA

FEB 5 11 12 AM '71

BOND FOR TITLE

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.H.C.

This contract made and entered into by and between Sara A. Patton

hereinafter referred to as the Seller(s) and C. Thomas Cofield, III.

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 and designated as Lot No. 12 on a Plat of Rolling Wood Subdivision by C. O. Riddle, dated February, 1963, 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 Four Thousand and 00/100 (\$4,000.00) Dollars for said lot(s) as follows: Payable in four (4) equal annual installments of \$1,000.00 each, with the first payment due January 15, 1972 and on the same day of each year thereafter until paid in full, with interest from date/the rate of eight (8%) percent per annum, to be computed and paid semi-annually from date.

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 dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 6th day of January, 19 71.

In the presence of:

Aldora C. Saye
Shelby W. Boling

(Seller) *Sara A. Patton* (SEAL)
(Seller) _____ (SEAL)
(Seller's Wife) _____ (SEAL)
(Purchaser) *[Signature]* (SEAL)
(Purchaser) _____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Shelby W. Boling and made oath that she saw the within named Sara A. Patton

sign, seal and as her act and deed deliver the within written Bond for Title, and that she, with Aldora C. Saye witnessed the execution thereof.

Sworn to before me this 6th day of January, 19 71
Aldora C. Saye (SEAL)
Notary Public for South Carolina

[Signature]