

FILED  
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA-  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

BOND FOR TITLE

This contract made and entered into by and between Levis L. Gilstrap, hereinafter known as the Seller, and Robert L. & Elizabeth M. Parks, hereinafter known as the Purchaser:

W I T N E S S E T H

For and in consideration of the sums hereinafter expressed the Seller agree to sell and convey to the purchaser that certain tract of land described as follows:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville on the South side of McMakin Drive being known as Lot no. 70 on plat of Perry property in Sans Souci, which plat is recorded in the R. M. C. Office for Greenville, County, South Carolina in Plat Book I at page 32.

In consideration for said premises the Purchaser agrees to pay to the Seller therefor the sum of Ten Hundred Seventy and <sup>no</sup>/<sub>100</sub> (\$1070.00) Dollars, Sixty Eight and <sup>31</sup>/<sub>100</sub> (\$68.31) dollars due and payable as follows: The sum of ~~Three hundred and thirty three and 65/100~~ dollars principal and interest, due and payable on November 1, 1961 and a like amount on the same day of each successive month until paid in full. The purchaser agrees to add to each monthly payment the necessary amount for the seller to pay all taxes, assessments and hazard insurance. Interest, included in the above payments, shall be paid and computed at the six (6%) per cent per annum on a monthly basis. The purchaser is given full rights of anticipation:

IT IS UNDERSTOOD AND AGREED, That the purchaser will pay all taxes and assessments on said property accruing after the date of this instrument.

The purchaser does hereby agree to keep the premises insured against loss by fire, in order to protect the seller for the sum of at least the balance due on house at all times, and do further agree to maintain the premises in a state of good repair.

In the event the purchaser shall fail to make said monthly payments within fifteen (15) days after said payments are due or shall fail to comply with the other covenants of this contract, then in either event this agreement, at the option of the seller, shall terminate and any and all payments made by said purchaser prior thereto shall be forfeited by the purchaser to the seller, herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

(Continued on next page)