

FEB 24 10 26 AM '71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

BOND FOR TITLE

This contract made and entered into by and between W.A. O'NEAL and JESSIE O'NEAL

hereinafter referred to as the Seller(s) and W.E. GARNER
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, containing 25.7 acres more or less on Pine Log Ford Road, O'Neal Township, being shown on the block book as sheet 501.4, block 1, lot 13, less 0.72 of an acre sold on Bond for Title to the Howards according to plat of Carolina Engineering dated June 15, 1966.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of \$24,000.00 Twenty Four Thousand and no/100 Dollars for said lot(s) as follows: \$500.00 down upon the execution of this document; \$8,500.00 on or before November 1, 1971 together with a mortgage to the sellers for \$15,000.00 payable in 15 years at six (6) per cent per annum; possession to be given 45 days after payment of a total of \$9,000.00. Purchaser shall have the right to anticipate the whole or any part of the balance after November 1, 1971. The parties do hereby agree that after the payment of \$9,000.00, that the mortgagors shall release any land, except
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. (over)

In the event any monthly installment is in arrears and unpaid for a period of 10 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 22nd day of February, 1971

In the presence of:

Mary B. Garner
Charles W. Pence
X John L. Butler
X Elizabeth Blatter

(Seller) W.A. O'Neal (SEAL)
W.A. O'Neal
(Seller) Jessie O'Neal (SEAL)
Jessie O'Neal
(Seller's Wife) (SEAL)
(Purchaser) W.E. Garner (SEAL)
W.E. Garner (SEAL)
(Purchaser) (SEAL)

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Personally appeared before me the above subscribing witness and made oath that he saw the within named W.A. O'Neal and Jessie O'Neal W. E. Garner

sign, seal and as their act and deed deliver the within written Bond for Title, and that he, with the other subscribing witness witnessed the execution thereof.

Sworn to before me this 22nd day of February, 1971
Charles W. Pence (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES
AUGUST 12, 1980

Mary B. Garner