

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF GREENVILLE

This contract made and entered into by and between

FILED GREENVILLE CO. S. C. MINNIE L. GRIFFITH

hereinafter referred to as the Seller(s) and

GORDON VAUGHN

OLLIE FARNSWORTH R.M.C.

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, 3.61 Acres, Dunklin Township, shown on Plat by E.E.Gary, Surveyor, dated September 6, 1948, on south side of Sweet Water Road, joining lands of Claude F. Griffith and J. D. Griffith, conveyed to Seller by deed from Billy Griffith, recorded in the R.M.C. Office for Greenville County, in Deed Book 910, Page 381.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of \$6,960.00 Six Thousand Nine Hundred Sixty Dollars for said lot(s) as follows: \$40.00 on the first Friday in May, 1971 and \$40.00 on the first Friday of each month thereafter for one hundred seventy four (174) payments. There shall be no interest if paid as designated, but if delinquent, 7% interest to be added on all delinquencies.

IT IS UNDERSTOOD AND AGREED, that the Seller 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. Purchaser shall carry his own insurance on his equity as it accumulates with the same. In the event any monthly installment is in arrears and unpaid for a period of 30 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. Purchaser can not cut any timber until two-thirds of total purchase price is paid, and Purchaser must maintain property equivalent to its present condition, and failure of maintenance shall constitute default. Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver fault to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon. Seller shall be responsible for any title clearing expense and any defaulting party at any time on any terms and conditions of this Agreement shall be responsible for all court costs, attorneys' fees and expenses incurred by the non-defaulting party.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 5th day of May, 1971.

May 1971. In the presence of: (Seller) Minnie L. Griffith (SEAL), (Seller) (SEAL), (Seller's Wife) Aldora C. Saye (SEAL), (Purchaser) Thomas Gordon Vaughn (SEAL), (Purchaser) (SEAL)

STATE OF SOUTH CAROLINA COUNTY OF Greenville

Personally appeared before me Aldora C. Saye and made oath that she saw the within named Minnie L. Griffith, as Seller, and Gordon Vaughn, as Purchaser

sign, seal and as their act and deed deliver the within written Bond for Title, and that she, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 5th day of May, 1971. Aldora C. Saye (SEAL)

Notary Public for South Carolina My Commission Expires 12/9/80

Bond for Title Recorded May 10, 1971 At 4:07 P.M. # 26662