

STATE OF SOUTH CAROLINA

JUL 30 11 57 AM '71 BOND FOR TITLE

COUNTY OF Greenville

OLLIE FARNSWORTH

This contract made and entered into by and between James W. Birchfield

hereinafter referred to as the Seller(s) and Jerry T. Sizemore  
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, Known and designated as Lot No. 1 on a plat of property of N.A and Gladys Hack made by W. J. Riddle, Mar. 14, 1941, and recorded in RMC office in Plat Book L, Page 132 and 133 and being the same property conveyed to seller by deed recorded in Deed Book 875, Page 600.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Twenty five thousand and 00/100 (\$25,000.00) Dollars for said lot(s) as follows: \$1,000.00 at signing of this bond for title, the balance of \$24,000.00 to be paid over 10 years at eight per cent interest in monthly installments of \$291.20 per month commencing August 30, 1971. Seller agrees to apply \$182.00 of the aforesaid monthly payment to a mortgage to Peoples National Bank

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 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.

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 30 day of July, 1971.

In the presence of:

W. Ollen Reed  
Robert L. Wyatt

(Seller) James W. Birchfield (SEAL)  
(Seller) \_\_\_\_\_ (SEAL)  
(Seller's Wife) Jean Birchfield (SEAL)  
(Purchaser) Jerry T. Sizemore (SEAL)  
(Purchaser) \_\_\_\_\_ (SEAL)

PROBATE

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as their act and deed deliver the within written Bond for Title, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this

30 day of July, 1971

W. Ollen Reed

Robert L. Wyatt (SEAL)  
Notary Public for South Carolina 7-11-78

Am Cancellation of Bond for Title see deed bk. 1007 page 579