

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS that I, Walter B. Meaders, hereinafter called Seller, have agreed to sell to Norma Jean Grimsley, hereinafter called Purchaser, the following described lot of land:

All that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 79 on plat of Pecan Terrace recorded in plat book GG at page 9 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the east side of Augusta Road, the joint front corner of Lots Nos. 79 & 80, and running thence with the joint line of said lots N. 75-48 W. 166.6 feet to an iron pin in line of Lot No. 81; thence with the line of said lot N. 48-0 E. 42 feet to an iron pin on the southwest side of Air Base Railroad right of way; thence with the southwest side of said right of way N. 25-26 W. 55 feet to an iron pin corner of Lot No. 78; thence with the line of said lot N. 74-74 W. 154.7 feet to an iron pin on the east side of Augusta Road; thence with the east side of Augusta Road S. 14-12 W. 80 feet to the beginning corner.

Seller agrees to execute and deliver a good and sufficient warranty deed therefor on condition that Purchaser shall pay the sum of Fifteen Thousand Five Hundred Thirty-two Dollars and seventy-one cents (\$15,532.71) in the following manner:

\$125.38 on September 1, 1971 and \$125.38 on the first day of each and every month thereafter until the entire principal sum and accrued interest is paid in full, with interest on the deferred balance from date at the rate of eight (8%) per cent, computed and paid monthly, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition ten (10%) per cent of the amount of the debt as an Attorney's fee.

Purchaser agrees to pay the fire insurance premium on a policy of fire insurance satisfactory to the Seller, and all taxes while this contract is in force.

It is agreed that time is of the essence of this contract and if the said payments are not made when due, the Seller shall be discharged in law and equity from all liability to make said deed and may treat the said Purchaser as a tenant holding over after termination, and shall be entitled to recover or retain, if already paid, the sum of \$125.38 per month as rent or by way of liquidated damages.

IN WITNESS WHEREOF we have hereunto set our hands and seals this the 1st day of September, 1971.

IN THE PRESENCE OF:

W R Corell  
Clay B. Temple

Walter B. Meaders (seal)  
Walter B. Meaders, Seller

Norma Jean Grimsley (seal)  
Norma Jean Grimsley, Purchaser

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*Executed  
120.924 # 2664  
Executed  
Norma J. Grimsley*