

GREENVILLE CO. S. C.

Dec 17 12 09 PM '71

STATE OF SOUTH CAROLINA  
OLLIE FARNSWORTH  
COUNTY OF GREENVILLE

RECORDING FEE  
PAID \$ 150

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BOND FOR TITLE

This contract made and entered into by and between THOMAS W. COBLE, JR.

hereinafter referred to as the Seller(s) and JOEL BENNEFIELD AND JOYCE BENNEFIELD

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, lying on the northeast side of Georgia Road and being known as Lot No. 6, Standing Spring Estates. See Deed Book 910, page 1. Property is subject to any protective covenants and/or easements.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of FIVE THOUSAND FOUR HUNDRED & NO/100 Dollars for said lot(s) as follows: payable at the rate of One Hundred Ninety One and 86/100 (\$191.86) Dollars per month on the 26th day of each month beginning Dec. 26, 1971 for a total of thirty-six (36) such monthly payments.

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 failure by purchaser to pay property taxes when due, seller may pay same and add the amount thereof to the balance due hereunder.

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 2nd day of December, 19 71.

In the presence of:

Lawton W. Greene

(Seller) Thomas W. Coble, Jr. (SEAL)

(Seller) \_\_\_\_\_ (SEAL)

(Seller's Wife) Virginia C. Coble (SEAL)

Audrey D. Stephens

(Purchaser) Joel Bennefield (SEAL)

(Purchaser) Joyce Bennefield (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 2nd day of December, 19 71

Lawton W. Greene (SEAL)

Notary Public for South Carolina  
My Commission Expires: 11/31/73

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