

STATE OF SOUTH CAROLINA

MAR 10 4 14 PM '72

BOND FOR TITLE VOL 938 PAGE 96

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

This contract made and entered into by and between George Burns and Nancy K.

Burns,

hereinafter referred to as the Seller(s) and Jimmy W. Burns and Erline T. Burns

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 26.657 A., more or less, lying Northwest and adjacent to other property of the purchasers and shown as Milton Mahaffey tract on a plat entitled "Tracts of land for Jimmy Burns, & Milton Mahaffey by Hugh J. Martin, dated August 22, 1970, which Plat is hereby incorporated for a more particular description

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of \$9,329.95 Dollars for said lot(s) as follows: \$167.00 has been paid & is hereby receipted. The balance of \$9,162.95 will be paid in monthly installments of \$100.00, beginning April 1, 1972, and continuing on the like day of each month thereafter until paid in full, with said payment first to interest and bal. to principal, with interest from date at the rate of eight (8%) percent per annum to be computed and paid monthly.

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 60 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 7th day of March, 1972.

In the presence of:

[Signatures of witnesses]

(Seller) George Burns (SEAL)

(Seller) _____ (SEAL)

(Seller's Wife) Nancy Burns (SEAL)

(Purchaser) Jimmy W. Burns (SEAL)

(Purchaser) Erline T. Burns (SEAL)

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Personally appeared before me Shelby W. Boling and made oath that he saw the within named George Burns & Nancy Burns as Sellers & Jimmy W. Burns and Erline T. Burns, as Purchasers,

sign, seal and as their act and deed deliver the within written Bond for Title, and that she, with C. Thomas Cofield, III., witnessed the execution thereof.

Sworn to before me this

7th day of March, 19 72

[Signature of Notary] (SEAL)
Notary Public for South Carolina

My Commission Expires Dec. 15, 1972:

Bond For Title Recorded March 10, 1972 at 4:14 P. M., # 24280