

APR 27 10 00 AM '72

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159 LILLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOND FOR TITLE

This contract made and entered into by and between Levis L. Gilstrap, hereinafter known as the seller, and Marion Lee Green & Martha Jean Green, hereinafter known as the purchaser:

WITNESSETH

For and in consideration for the sums hereinafter expressed and the premises and covenants contained in this instrument, the seller agrees to sell and convey and the purchaser agrees to buy and purchase that certain tract of land described as follows:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County State of South Carolina, near Pleasant Grove Baptist Church, approximately one mile south of Greer, and being known and designated as a portion of Lot 5 of the J. A. Wood lands shown on a plat of J. Earl Freeman, Registered Surveyor, dated October 10, 1940 and being more fully described as follows:

BEGINNING at an iron pin on the west side of the street at the joint front corner of Lots Nos. 4 and 5, and running thence with said street, N. 40-25 E. 125 Feet to a stake at the corner of a lot now or formerly belonging to Ralph S. Bryant and Ethel W. Bryant; thence with the property of Bryant, N. 49-35 W 75 feet to a stake; thence S. 40-25 W. 125 feet to a stake; thence S. 49-35 feet to the beginning corner.

In consideration for said premise, the purchaser agrees to pay unto the seller therefore the sum of Nine Thousand Nine Hundred Fifty Dollars and No/100 (\$9,950.00) as follows: Seventy Five Dollars and no/100 (\$75.00) beginning October 1, 1963 and a like amount on the same day of each successive month until paid in full. The purchaser agrees to pay all taxes and insurance. Interest, included in the above monthly payments, shall be paid and computed at the six (6%) per cent per annum on a monthly basis. The purchaser is given full rights of anticipation: IT IS UNDERSTOOD AND AGREED, that the purchaser will pay all <sup>taxes</sup> and assessments on said property accruing after the date of this instrument.

The purchaser does hereby agree to keep the premises insured against loss by fire, in order to protect the seller for the sum of at least the balance due on house at all times, and do further agree to maintain the premises in a state of good repair.

In the event the purchaser shall fail to make said monthly payments within fifteen (15) days after said payments are due or shall fail to comply with the other covenants of this contract, then in either event this agreement, at the option of the seller, shall terminate and any and all payments made by said purchaser prior thereto shall be forfeited by the purchaser to the seller, herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

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