

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF Greenville

This contract made and entered into by and between Henson Real Estate, Inc. 302 S. Main St. Fountain Inn, S.C. hereinafter referred to as the Seller(s) and Thomas C. and Rhonda F. Abbott Jr. 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, Being on the eastern side of Quillen Ave. Beginning at an iron pin at the corner of property formerly belonging to Kestler and running thence S. 57-75 E. 200 feet to an iron pin; thence N. 33-5 E. 65 feet to an iron pin; thence N. 57 W. 200 feet to an iron pin on the edge of Quillen Ave.; thence along the edge of Quillen Ave. 68 feet to an iron pin, being point of beginning.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Ten Thousand & no/100 (\$10,000.00) Dollars for said lot(s) as follows: Five hundred and no/100 (\$500.00) Dollars down payment on August 16, 1971 and the balance to be paid off at One Hundred (\$100.00) Dollars on the first day of each month, until paid in full with interest at the rate of 8% first deducted and balance applied to principal. All taxes and insurance will be paid by Purchaser.

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 16 day of August, 1971

In the presence of: C.D. Case (Seller) Paul T. Henson Pres. Henson Real Estate, Inc. (SEAL) (Seller) Paul T. Henson Pres. (SEAL) (Seller's Wife) Rhonda F. Abbott (SEAL) (Purchaser) Thomas C. Abbott Jr. (SEAL) (Purchaser) Rhonda F. Abbott (SEAL)

STATE OF SOUTH CAROLINA COUNTY OF Greenville

Personally appeared before me Eddie Case and made oath that he saw the within named Paul T. Henson Pres. Henson Real Estate, Inc. and Thomas C. and Rhonda F. Abbott Jr. sign, seal and as their act and deed deliver the within written Bond for Title, and that he, with witnessed the execution thereof.

Sworn to before me this 16 day of August, 1971 Notary Public for South Carolina

Notary Public for South Carolina Commercial 13-79

Jul 5 1 10 PM '72 ELIZABETH RIDGLE R.M.C.