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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA) ELIZABETH RIDDLE
) R.M.C.
)
COUNTY OF GREENVILLE)

BOND FOR TITLE

This Contract made and entered into this 7th day of August, 1972, by and between James E. Smith, hereinafter referred to as the Seller, and George M. Smith and Lois G. Smith, hereinafter referred to as the Purchasers:

WITNESSETH

For and in consideration of the mutual covenants herein expressed and the further consideration of One and No/100 (\$1.00) Dollar by the Purchasers to the Seller paid, receipt whereof is hereby acknowledged, the Seller agrees to sell and the Purchasers agree to purchase all that certain land described as follows:

All that tract of land shown on a plat recorded in the RMC Office for Greenville County as Lot 28, said plat recorded at Page 130, Plat Book A, and being further described as follows:

BEGINNING at an iron pin on the east side of Keowee Avenue, which point is 300 feet southward from Saluda Street and running thence S. 63 E along lot no. 29, 172 feet to an alley; thence with said alley S. 27 W. 60 feet to an iron pin, corner of Lot no. 27; thence with Lot no. 27 N. 63 W. 172 feet to Keowee Avenue; thence with Keowee Avenue N. 27 E. 60 feet to the beginning corner.

This being the same property conveyed to the seller by deed of record in Deed Book 944 at Page 301, in the RMC Office for Greenville County.

In consideration of the said premises, the Purchasers agree to pay the Seller therefor the sum of \$12,000.00, payable as follows: \$300.00 down; \$100.00 to be paid on the 15th day of September, 1972; and \$100.00 on the 15th day of each succeeding month until paid in full.

It is understood and agreed that the Seller will pay all taxes accruing upon said property from and after the date of this instrument, as well as all insurance premiums which shall become due from time to time.

It is expressly understood that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear is excepted.

In the event the Purchaser fails to make any payment as set forth above on its due date as stated in the paragraph above, this Contract shall thereupon terminate at the option of the Seller and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this Contract.

(Continued on Next Page)

For Release See Deed Book 1013 Page 389