

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA May 16 10 57 AM '73

BOND FOR TITLE

COUNTY OF GREENVILLE BONNIE S. YANKERSLEY
R.M.C.

This contract made and entered into by and between
CLAUDE W. KIRBY

hereinafter referred to as the Seller(s) and

LERROY HUGHEY

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, on the Northwest side of West Ridgeway Road containing 22.174 acres as shown on a Plat for Leroy Hughey by Hugh J. Martin dated April 14, 1973 which Plat is recorded in the RMC Office for Greenville County in Plat Book at Page and is hereby incorporated for a more particular description.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of

\$4,434.80

Dollars for said lot(s) as follows: \$1,000.00 down-payment has been paid and is hereby receipted, the balance of \$3,434.80 shall be paid in monthly installments of \$100.00 beginning one month from date and continuing on the like day of each month thereafter until paid in full, with payment first to interest (at the rate of 5 1/2% per annum to be computed and paid monthly) and the balance to principal provided that if any of the timber is cut and sold the proceeds of any sale shall be paid to seller and applied to the remaining balance due.

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 herei...

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 11th day of May, 19 73.

In the presence of:

Zelphia K. Garrett
Ellie C. Thompson

(Seller) Claude W. Kirby (SEAL)
(Seller) _____ (SEAL)
(Seller's Wife) Eula R. Kirby (SEAL)
(Purchaser) Leroy Hughey (SEAL)
(Purchaser) Helogia C. Hughey (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Zelphia K. Garrett and made oath that he saw the within named Claude W. Kirby Eula R. Kirby

sign, seal and as his act and deed deliver the within written Bond for Title, and that he, with Ellie C. Thompson witnessed the execution thereof.

Sworn to before me this 11 day of May, 19 73 Zelphia K. Garrett
Ellie C. Thompson (SEAL)
Notary Public for South Carolina