

STATE OF SOUTH CAROLINA JUN 22 4 59 PM '73
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY
R.M.C.

BOND FOR TITLE

This contract made and entered into by and between E. J. Copeland and Rebecca Y. Copeland,
hereinafter referred to as the Seller(s) and Michael E. and Jeanne W. Riedinger,
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, Town of Ft. Inn, known as Lots 25 & 26, Garrett Street, on Plat recorded in Plat Book FF, Pages 52 and 53, 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 Thirty-Eight Thousand, Nine Hundred Eighteen/ and 79/100 (\$38,918.79) Dollars for said lot(s) as follows: \$918.79 hereby received Balance of \$38,000.00 payable in monthly installments of \$287.03, beginning August 1, 1973, with payment first to interest and balance to principal. Interest at the rate of 7-3/4% per annum, to be computed & paid monthly, with the understanding that the unpaid balance shall be due and payable on or before Aug. 1, 1978. Purchaser may anticipate principal in whole or part without penalty. Upon payment of the difference between present loan to Ft. Inn* 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. * Federal S. & L. Ass'n., and balance owed to Seller, Seller will consent to assumption of that mortgage.

Taxes for the current year to be prorated at time of payment.

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 20th day of June, 19 73

In the presence of:

[Handwritten signatures of witnesses]

(Seller) E. J. Copeland (SEAL)
(Seller) Rebecca Y. Copeland (SEAL)
(Seller's Wife) Rebecca Y. Copeland (SEAL)
(Purchaser) Michael E. Riedinger (SEAL)
(Purchaser) Jeanne W. Riedinger (SEAL)

PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as their act and deed deliver the within written Bond for Title, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 20th day of June, 19 73

[Handwritten signature of Notary Public] (SEAL)

Notary Public for South Carolina

My Commission Expires 12-15-79

Bond For Title Recorded June 22, 1973 at 4:59 P. M., # 37135