



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOND FOR TITLE

This contract made and entered into by and between
Harry T. Kellum and Patsy S. Kellum
hereinafter referred to as the Seller(s) and J. Wayne Crolley
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, with buildings and improvements thereon lying on the north side of Capewood Road, near the Town of Simpsonville, Austin Township, being shown as Lot 100 on Plat of Section II, Sheet No. I of Westwood Subdivision, recorded in the R. M. C. Office of Greenville County, South Carolina in Plat Book 4-F at Page 44 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Capewood Road at the joint corner of Lots 100 and 101 and runs thence along the line of Lot 101 N18-14W 176 feet to an iron pin; thence along the line of Lot 110 N68-38E 38.5 feet to an iron pin; thence along the line of Lot 111 N59-08E 26.8 feet to an iron pin; thence along the line of Lot 99 S26-22E 171.19 feet to an iron pin on the north side of Capewood; thence along Capewood Road S62-30 W 90 feet to the beginning corner. This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property. Greenville County Tax Atlas -899-574.7-1-80

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of _____ Dollars for said lot(s) as follows: Purchaser to assume mortgage with Farmers Home Administration with balance of approximately \$17,000 and to allow \$2,000 toward debt. Purchaser to bring mortgage balance up to date by paying all back payments. Payments to Farmers Home Adm. of \$130.00 per month plus county and city taxes and insurance.

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 45 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 23rd day of February, 1975.

In the presence of: (Seller) _____ (SEAL)
Ella B. Hollingsworth (Seller) Harry T. Kellum _____ (SEAL)
Ella B. Hollingsworth (Seller's Wife) _____ (SEAL)
Ella B. Hollingsworth (Purchaser) J. Wayne Crolley _____ (SEAL)

(Purchaser) _____ (SEAL)

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