

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

BOND FOR TITLE

THIS CONTRACT made and entered into this 30th day of July, 1975, by and between ROGER D. McMINN and his wife, LENNIS H. McMINN, hereinafter referred to as the SELLER, and RICKY D. DUNCAN, of the County and State aforesaid, hereinafter referred to as the PURCHASER:

FOR and in consideration of the mutual covenants herein expressed and in further consideration of One Dollar (\$1.00) by the Purchaser to the Seller, paid receipt whereof is hereby acknowledged, the Seller agrees to sell and the Purchaser agrees to purchase that certain lot of land known as 19 Racine Court, Greenville, South Carolina, payable as follows: Said consideration shall be \$26,500 with \$500.00 paid on signing of contract, leaving a balance of \$26,000.00 to be paid as follows: \$235.00 per month to be paid beginning August 1, 1975 and \$235.00 on the first of each and every month thereafter until paid in full. Seller shall give Purchaser credit of \$75.00 per month from monthly payments made, toward the remaining balance due. Seller is to maintain insurance coverage and is to pay all taxes and insurance which shall become due from time to time during the term of this Contract.

On or before August 1, 1976, permanent financing is to be obtained by Purchaser from a lending institution, and the Seller agrees to pay all the necessary closing costs incurred in closing said loan. In event financing cannot be obtained by the aforementioned date, Seller agrees to grant Purchaser an additional six (6) months extension of time from August 1, 1976, to obtain said financing or pay the remaining balance in full.

In event the Purchaser fails to make payments as provided herein; or fails to secure permanent financing or pay balance