

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF GREENVILLE

DONNIE S. TAMPERSLEY
NOTARY

This contract made and entered into by and between

ETHEL P. MCPHERSON

hereinafter referred to as the Seller(s) and

JOE G. RAINEY

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 containing two acres more or less and being more fully described to wit: BEGINNING at a point on the western side of S.C. Highway 253 being southern property lined of seller and joint corner with Walker property and running thence along the western side of S.C. Hwy. 253 right-of-way to the point where sellers northern property line results; thence running along sellers northern property line N. 87-30 W. 110 feet more or less to an iron pin; thence, S. 66 W. 181 feet to an iron pin; thence, S. 18-30 E. 140 feet more or less to a stake; thence, S. 63 E. 105.6 feet to a stake; thence, S. 25 E. 231 feet to an iron pin; thence, S. 79-30 E. 80 feet more or less to point of beginning on western side of S.C. Highway 253.

\$36,000.00

Dollars for said lot(s) as follows: \$200 on April 1, 1976

and \$200 on the first day of each month thereafter until paid in full or a total of 180 payments.

The above property is a portion of that conveyed to seller by deed recorded in Deed Book 911, page 108 in the R.M.C. Office for Greenville County.

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 30 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. Purchaser does not have the right to assign this contract without consent of seller or seller's heirs or assigns and purchaser's right would pass to his heirs only subject to this provision.

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 4th day of March, 1976.

In the presence of:

[Handwritten signatures]

(Seller) *Ethel P. McPherson* (SEAL)
ETHEL P. MCPHERSON
(Seller) (SEAL)
(Seller's Wife) (SEAL)
(Purchaser) *Joe Rainey* (SEAL)
JOE G. RAINEY
(Purchaser) (SEAL)

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COUNTY OF GREENVILLE

Personally appeared before me Shirley Landes and made oath that he saw the within named Ethel P. McPherson and Joe G. Rainey

sign, seal and as their act and deed deliver the within written Bond for Title, and that he, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this

4th day of March, 1976

[Signature] (SEAL)
Notary Public for South Carolina

[Signature]

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