

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

va 1033 ind 169

THIS CONTRACT entered into by and between BILLY S. COTHRAN AND RUBY L. COTHRAN, hereinafter called Sellers, and JERRY LAYTON GILSTRAP AND ELLEN ROSE GILSTRAP, hereinafter called Purchasers,

W I T N E S S E T H :

The Sellers hereby agree to sell and convey unto the Purchasers the following described property.

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Western side of Mellon Street, in the Village of S. Slater & Sons, Inc., at Slater, being known and designated as Lot #7, of Block I, as shown on a plat of the Village of S. Slater & Sons, Inc. made by J. E. Sirrine & Company, Engineers, on July 10, 1940, which plat is recorded in the RMC Office for Greenville County in Plat Book K at Pages 63, 64, and 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Mellon Street, at the joint front corner of Lots #6 and 7, of Block I, and running thence with line of Lot #6, S. 82-36 W. 175.3 feet to an iron pin; thence N. 7-43 W. 70 feet to an iron pin; thence N. 82-36 E. 175.9 feet to an iron pin on the West side of Mellon Street; thence with the West side of Mellon Street, S. 7-24 E. 70 feet to the beginning corner.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Five Thousand Three Hundred and No/100 (\$5,300.00) Dollars to be paid at the rate of Eighty and No/100 (\$80.00) Dollars per month commencing April 1, 1976, and on a like date of each and every month thereafter until paid in full, plus interest at the rate of Six (6%) per cent per annum to be computed and paid on the 1st day of each year during the life of this contract.
2. The Purchasers will be responsible for payment of all taxes and assessments accruing after the date hereof and the Purchasers agree to insure the dwelling in at least the amount of the outstanding indebtedness on this Contract.
3. Time is of the essence of this agreement, and upon the failure of the Purchaser to make any payments within thirty (30) days after the due date thereof, the Sellers may immediately declare this Contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction as in the case of a defaulting tenant at will.
4. The Purchasers may anticipate payment in whole or in part at any time without penalty.

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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