



Vol 1033 p. 683

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOND FOR TITLE

This contract made and entered into by and between  
E. F. Gault and Wilma R. Gault  
hereinafter referred to as the Seller(s) and James R. McLaughlin and Dianne J. McLaughlin  
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, located in the southeastern corner of intersection of S. C. 418 and S. C. 565, known as Cedar Falls Road, near Fork Shoals, and containing 7.8 acres, more or less, as shown on a plat of the property of Wilma R. and E. F. Gault, prepared by J. L. Montgomery, III, R. L. S. #4552, dated April 18, 1975, and according to said plat, having the following metes and bounds, to-wit: BEGINNING at a nail and cap in the center of the intersection of S. C. 418 and S. C. 565, and running thence along the center of S. C. 565, S 64-00 E 219.9 feet; thence S 57-40 E 250.0 feet; thence S 54-51 E 300.0 feet; thence S 53-01 E 100.0 feet; thence S 47-05 E 81.5 feet to a nail and cap at the joint corner of property now or formerly belonging to R. E. Anthony; thence with Anthony's line N 35-42 E 429.46 feet to an old iron pin; thence continuing with Anthony's line N 25-33 W 380.1 feet to a nail and cap in the center of S. C. 418; thence along the center of S. C. 418 S 75-31 W 311.32 feet; thence S 78-57 W 100.0 feet; thence S 81-05 W 487.13 feet to the point of the beginning.

Conveyance is made subject to all rights-of-way of Transcontinental Pipe Line Company.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of eight thousand nine hundred eighty-eight (\$8,988.00)-----Dollars for said lot(s) as follows: five hundred dollars (\$500.00) down and balance of \$8,488.00 to be paid in 180 equal monthly installments of \$86.22 per month at 9% simple interest. First payment is due thirty days from date of closing. Purchasers have the right to prepay at any time without penalty.

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 fourth day of August, 1975.

In the presence of:  
Reddie Chesinger  
Wilma Gault  
Boyd M. Williams

(Seller) \_\_\_\_\_ (SEAL)  
(Seller) E. F. Gault (SEAL)  
(Seller's Wife) Wilma R. Gault (SEAL)  
(Purchaser) James R. McLaughlin (SEAL)  
(Purchaser) \_\_\_\_\_ (SEAL)

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