

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

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THIS CONTRACT entered into by and between FLORENCE A. REID, hereinafter called Seller, and DONALD CHARLES FORD, hereinafter called Purchaser,

W I T N E S S E T H :

The Seller hereby agrees to sell and convey unto the Purchaser the following described property:

ALL that certain piece, parcel or lot of property, twenty (20) acres more or less, 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 Saluda River to River Road.

This is a portion of the property conveyed to the Grantor by Fred L Chandler, by deed recorded in Deed Volume 828, Page 227, of the records of the RMC Office of Greenville County, South Carolina.

With Option to Purchase four acres (4) more or less on East side of Saluda River, which is to be surveyed by W. R. Williams, Jr., within the next 60 days. The agreed price to be \$1,000.00 per acre.

This sale is subject to the following terms and conditions:

1. It is agreed that the sale price of the 20 acres described above shall be \$25,000.00 and shall be paid during a period of 18 years with interest at the rate of 7½% per annum to be paid in equal annual installments of \$ computed and paid on April 1, 1977 and on a like day of each year thereafter until paid in full. It is agreed that payment of \$4,000.00 upon execution of this agreement, the receipt of which is hereby acknowledged, be applied to the 4 acres more or less to be surveyed on the east side of Saluda River provided that the Purchaser pay the initial installment with interest on April 1, 1977, at which time the Seller is to furnish the Purchaser the deed for the aforesaid 4 acres more or less. In the event that the Purchaser defaults on the payments to be made on April 1, 1977, the Seller is to retain the \$4,000.00 as payment for the 20 acres and is under no obligation to furnish the Purchaser a deed for the 4 acres more or less located on the east side of Saluda River.
2. It is further agreed that the 4 acres on the east side of Saluda River when surveyed is more than 4 acres, then the Purchaser will immediately tender unto the Seller an additional amount in excess of 4 acres on a basis of \$1,000.00 per acre. In the event that the land on east side of Saluda River is less than 4 acres then the Seller will immediately refund unto the Purchaser the difference between the \$4,000.00 and the amount actually surveyed with the land being based priced at \$1,000.00 per acre.
3. The Purchaser will be responsible for payment of all taxes and assessments accruing after the date hereof.
4. 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 Seller 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.
5. The Purchaser may anticipate payment in whole or in part at any time without penalty.

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DONNIE S. TANKERSLEY
R.H.C.

Dec.

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