

The State of South Carolina
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS: That we, John L. Chapman and Lenora S. Chapman have agreed to sell to James A. Pierce, Jr. a certain lot or tract of land in the County of Greenville, State of South Carolina, being more fully described and identified according to the attachment hereto

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall

pay the sum of Ninety Thousand (\$90,000.00) Dollars in the following manner: Purchaser shall execute a promissory note to Seller upon execution of this Bond For Title wherein Purchaser shall be obligated to Seller in the amount of \$90,000; Purchaser to pay interest at the rate of 7% for the first 2 years of the note with said interest being due on March 1, 1977 and each 6 months thereafter; after the note shall have been in effect for 2 years, Purchaser shall repay principal and interest at the rate of 8%

until the full purchase price is paid, with interest on same from date ~~at xxxxxxxxxxxxxxxxxx~~ as above provided until paid to be computed and paid ~~annually~~ and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney. or through legal proceedings of any kind. then in addition the sum of a reasonable sum ~~allow~~ for attorney's fees, as is shown by his note of even date herewith. The purchaser agrees to pay all taxes/while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Seller shall be discharged in law and equity from all liability to make said deed, and may treat said James A. Pierce, Jr. as tenant holding over after termination, or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies paid ~~dollars per year~~ for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set OUR hands and seals this 12th day of October A. D., 19 76

In the presence of:

Nicholas P. Mitchell
Ilwara B. Davis

John L. Chapman (SEAL)
JOHN L. CHAPMAN
Lenora S. Chapman (Seal)
LENORA S. CHAPMAN
James A. Pierce, Jr. (Seal)
JAMES A. PIERCE, JR.

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