

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

BOND FOR TITLE

THIS AGREEMENT, Made and entered into by and between Lois J. Orndorff, hereinafter called Seller, and Vera S. Bridges, hereinafter called Purchaser,

WITNESSETH:

Seller hereby agrees to sell and convey unto the Purchaser As Is, a certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the west side of Alamo Street, known as 111 Alamo, being the southern portion of Lot No. 1 of land of G. J. Douglass Estate made by C. M. Furman in April, 1923, and recorded in Plat Book H at Page 126. This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises; subject to the terms and conditions set forth herein:

1. The agreed sales and purchase price is \$6,000.00. The purchase price is to be paid as follows:
  - a. The sum of \$500.00 as a down payment is due upon May 14, 1977. (Earnest money of \$100.00 already received, leaving a balance of \$400.00 due on May 14.)
  - b. The balance of \$5,500.00 to Lois J. Orndorff at the rate of \$95.00 per month beginning June 14, 1977 and on the 14th day of each succeeding month thereafter until paid in full; with payments to be applied first to interest and then to principal. No penalty for pre-payment.
2. Purchaser agrees to pay the annual premium on a fire and extended coverage insurance policy in an amount sufficient to protect the Seller's interest under this Agreement and to pay the annual taxes assessed against the within described property. Seller will pro-rate the present insurance policy and purchaser will retain a vested interest in same, upon payment of the pro-rated premium.
3. Time is of the essence in this Agreement, and upon failure of the Purchaser to make any payments under this Agreement when due, 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 summary proceedings in any magistrate's court as in the case of

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