

FILED
GREENVILLE CO. S. C.

NO TITLE CHECK

MAY 20 2 51 PM '78

STATE OF SOUTH CAROLINA)
JENNIE S. TANKERSLEY
R.H.C.

BOND FOR TITLE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS that PAUL C. GREER, Jr. (Seller), has agreed to sell to A. C. NELSON (Purchaser), the following described property:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the East side of David Street, City and County of Greenville, South Carolina, being more particularly described according to a survey and plat of Pickell and Pickell, Engineers, dated October 25, 1944, as follows:

BEGINNING at a stake on the East side of David Street, which stake is 254 feet North of the northeast corner of James Street and David Street, and running thence with David Street, N 24-30 W, 85 feet to a stake; thence N 64-45 E, 147.4 feet to a stake; thence S 17-15 E, 85.4 feet to a stake; thence S 64-45 W, 138 feet to the beginning corner.

Seller agrees to execute and deliver a good and sufficient warranty deed, free and clear of all liens and encumbrances, on condition that Purchaser shall pay the sum of \$11,500.00 in the following manner: \$300.00 as a down payment; the balance of \$11,200.00 with 8.5% simple interest for 10 years to be paid at \$138.88 per month commencing June 15, 1978, with like payments to be made on the 15th of each month thereafter until paid in full.

Seller agrees to pay the John Flynn Company a total brokerage fee of \$690.00, to be paid as follows: \$100.00 per month for six months and \$90.00 on the seventh month, without interest.

Purchaser agrees to pay all taxes and insurance on the above property.

It is agreed by the parties hereto that time is of the essence of this contract.

IT IS AGREED that the Purchaser may assign this Bond for Title with the same terms and conditions to remain in effect. This assignment shall be subject to written approval by the Seller, but such approval shall not be unreasonably withheld.

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