

10 Elberta St.  
Greenville, S.C.

2M-4-61

No 137A BOND FOR TITLE TO REAL ESTATE W. A. Seybt & Co. Office Supplies Greenville, S. C.

The State of South Carolina  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MAR 23 11 17 AM '79  
JENNIE S. TANKERSLEY  
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS: Joseph M. Johnson

have agreed to sell to

Edward W. Kelley

a certain lot or tract

of land in the County of Greenville, State of South Carolina, located at 10 Elberta Street

being designated as Lot 29 and 30, Block E. of Buena Vista, as shown on a

plat recorded in the R. M. C. Office for Greenville County in Plat Book W,

at Pages 11 and 29 (designated in the Auditor's Office as P15, 5-7-29 and 30)

property being subject to easements on the property and of record, and

residential restrictions filed in Deed Book 379, at Page 230, and being devised

to the Seller by his late wife, Irene P. Johnson,

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

pay the sum of Twenty-Six Thousand Nine Hundred and No/100 Dollars in the following manner

\$2,900.00 cash herewith, and the balance in monthly payments of \$215.94 per month for 20 years,

until the full purchase price is paid, with interest on same from date at Nine per cent, per annum 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 amount ~~thereof~~ for attorney's fees, as is

shown by my note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force, and the insurance premium of \$24,000.00 insurance, and to keep the house in a good state of repair and painted.

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 Edward W. Kelley, Buyer 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 \$2,592.00 dollars per year for rent, or

by way of liquidated damages, or may enjoin payment of said note.

In witness whereof, we have hereunto set our hands and seals this 20th day of

March A. D. 19 79.

In the presence of:

*Cyrus Baden*  
*Irene Hopkins*

*Joseph M. Johnson* (Seal)  
Joseph M. Johnson  
*Edward W. Kelley* (Seal)  
Edward W. Kelley

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