FILED
GREENVILLE CO. S. C.
NOV 13 3 11 PH '79
DONNIE S. TANKERSLEY

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

BOND FOR TITLE

This contract made and entered into by and between Nash Gray and Ella Nash Footman hereinafter referred to as the Seller(s) and Charles Everette Smith and Donna M. Smith hereinafter referred to as the Purchaser(s).

W I T N E S S E T H

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, house and lot, 709 N. Main Street Fountain Inn, South Carolina

IN CONSIDERATION for said premises, the Purchaser agrees to pay the Seller a total of Thirty Thousand and no/100---------- Dollars for said property as follows: Beginning 1/1/80 $250.00 per month for five months, from the sixth month until 12/1/80 $300.00 per month, with remaining balance due by 1/1/81, with the right to prepay at anytime. Buyers may begin painting, etc. on 12/1/79.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said property from and after the date of this contact and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller with a copy of insurance policy.

In the event any due installment is in arrears and unpaid for 30 days this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the Purchaser prior thereto, shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon. Any title defects or encumbrances to be cleared at the expense of the Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. This contract is binding upon the undersigned and their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13 day of November, 19 79.

IN THE PRESENCE OF:

Nash Gray (SEAL) Seller

Ella Nash Footman (SEAL) Seller

Charles Everett Smith (SEAL) Purchaser

Donna M. Smith (SEAL) Purchaser

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Seller(s) and Purchaser(s) sign, seal and their act and deed deliver the within Bond for Title and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 13 day of November, 1979.

16197

Notary Public for South Carolina My Commission Expires: 2/28/83

RECORDED NOV 13 1979 at 3:11 P.M.

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