

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

BOND FOR TITLE

FEB 1980

1120 527

This contract made and entered into by and between LOIS B. PERRY

hereinafter referred to as the Seller(s) and ALFRED COOK

hereinafter referred to as the Purchaser(s).

WITNESSETH

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, shown on a plat of property of C.O. Perry, Jr. prepared by C.O. Riddle, R.L.S. in January 3, 1980, which plat shows 5.11 acres and which plat is herein incorporated for a better description.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of \$7665 Dollars for said property as follows: \$300 down as of this date and balance of \$7365 in 84 equal monthly installments of principal and interest at 7%, with the first payment being 3-20-80 and succeeding payments on the 20th of each month thereafter until paid in full. Purchaser reserves the right to prepay at any time without penalty.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller copy of insurance policy. In the event any installment is in arrears and unpaid for a period of 60 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. No timber shall be cut off the property until paid in full.

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 expense of 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. IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 13th day of February, 1980.

In the presence of:

[Handwritten signatures]

(Seller) *Lois B. Perry* (SEAL)
LOIS B. PERRY (SEAL)
(Seller's Wife) (SEAL)
(Purchaser) *Alfred Cook* (SEAL)
ALFRED COOK (SEAL)
(Purchaser) (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's (s') act and deed deliver the within written 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 Feb., 1980.

[Handwritten signature] (SEAL)
Notary Public for South Carolina
My Commission expires: 10-2-85

RECORDED FEB 13 1980 at 12:21 P.M.

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