

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Purchasers' Address:
200 Lucille Ave., Greenville, S. C.
BOND FOR TITLE 29605

BOOK 1121 PAGE 810

This contract made and entered into by and between E. F. Gault and Wilma R. Gault

hereinafter referred to as the Seller(s) and Danny Wayne Phillips and Nellie Storay Phillips 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, containing four (4) acres in accordance with plat made by J. L. Montgomery III, R.L.S., for Sellers dated April 6, 1978 with plat attached.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Seven Thousand Two Hundred & No/100 Dollars for said property as follows: \$1,000.00 paid upon execution of this Bond for Title and the balance of \$6,200 in equal monthly payments of \$81.44, including interest at the rate of 12% being first deducted and balance to principal for a total of 144 payments, commencing April 1, 1980 and on the first of each month thereafter.

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 ~~shall be responsible for~~ In the event any due installment is in arrears and unpaid for a period of 45 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 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 5th day of March, 19 80

In the presence of:
(Seller) E. F. Gault (SEAL)
(Seller) Wilma R. Gault (SEAL)
(Seller's Wife) Wilma R. Gault (SEAL)
(Purchaser) Danny Wayne Phillips (SEAL)
(Purchaser) Nellie Storay Phillips (SEAL)

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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 5th day of March, 19 80

Bellevue A. Cooper

(SEAL)
Notary Public for South Carolina
My Commission expires: 12/9/80

RECORDED MAR 7 1980
at 4:20 P.M.

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