

BOND FOR TITLE TO REAL ESTATE

The State of South Carolina
COUNTY OF GREENVILLE

FILED
APR 2 09 PM '80
SHERIFF W. W. BERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Charles F. Sims, Jr. and Lewis C. Barker, Jr.

..... have agreed to sell to
Patricia Lee Thackston, Catherine Thackston, and Thomas Austin Thackston, Jr.,
..... a certain lot or tract
of land in the County of Greenville, State of South Carolina, lying and being on the southeastern
side of Carmer Avenue, in the City of Greenville, County of Greenville, being known
and designated as Lot 34 on a plat of a subdivision known as Augusta Road Hills,
recorded in RMC Office for Greenville County, South Carolina, in Plat Book M, at
page 33, having the metes and bounds as designated in a deed from Cothran-Sims-
Barker, Inc., as shown at Deed Book 1051, page 93, as recorded in the RMC Office
for Greenville County, South Carolina.

..... above-named
and execute and deliver a good and sufficient warranty deed therefor on condition that..... shall
pay the sum of \$24,982.61 Dollars in the following manner
\$10,000.00 to be paid at the time of the execution of this Bond for Title,
the balance to be paid in monthly installments of \$153.00.

until the full purchase price is paid, with interest on same from date at 10% per cent, per annum
until paid to be computed and paid annually, and if unpaid to bear interest until paid at some rate as
principal, and in case said bond or any part thereof shall be collected by an attorney or through legal proceed-
ings of any kind, the bond in addition to the sum of Dollars for attorney's fees, as is
shown by of The purchaser agrees to pay all taxes while this
contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
or before the 15th day of each month, the owners
due..... shall be discharged in law and equity from all liability to make said deed, and may
treat said Patricia Lee Thackston, Catherine Thackston, and Thomas Austin Thackston
as tenant..... holding over after termination,
..... and shall be entitled to claim and recover, or retain if
already paid the sum of Dollars per year for rent, or
by way of liquidated damages or non-renewal payment of said note.

In witness whereof, we..... have hereunto set our hands and seal this 3rd day of
April..... A. D., 1980.....

In the presence of:
Cynthia P. Redford (Seal)
Thomas M. Hall
Charles F. Sims, Jr. (Seal)
Lewis C. Barker, Jr. (Seal)

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