

1123-393

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BOND FOR TITLE TO REAL ESTATE
WASLEY

KNOW ALL MEN BY THESE PRESENTS: That MARCUS BROWN GARRETT AND PAMELA B. GARRETT have agreed to sell to DONALD W. HANST AND LINDA T. HANST, their heirs and assigns forever, a certain lot, piece, parcel or tract of land in the County of Greenville, State of South Carolina, described more particularly as follows:

Handwritten notes:
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PD

All that lot of land with the buildings and improvements thereon situate on the south side of Seminole Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 7 on Plat of Section 1 of Westwood Subdivision, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-F at Page 21 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Seminole Drive at the joint corner of Lots 6 and 7 and runs thence along the line of Lot 6 X. 0-21 W. 143.9 feet to an iron pin; thence N. 89-16 E. 100 feet to an iron pin; thence along the line of Lot 8 N. 0-21 E. 142.65 feet to an iron pin on the south side of Seminole Drive; thence along Seminole Drive S. 89-04 W. 6 feet to an iron pin; thence continuing along Seminole Drive S. 89-56 W. 94 feet to the beginning corner.

And execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of \$36,950.00, in the following manner: \$5,000.00 down payment in cash at closing, the balance to be financed by the Sellers for a period of five (5) years. The minimum monthly payment for the five-year term of this contract is to be \$280.39 to be amortized as a 30-year loan with a ten (10%) percent annual interest rate as delineated in that certain loan amortization schedule heretofore prepared for the parties hereto which is specifically incorporated herein by reference, with the balance and final payment on this contract due as the 61st payment.

In the event said sum, or any part thereof, be collected by an attorney, or through legal proceedings of any kind, then, in addition, a reasonable attorney fee will be paid by the Purchasers in addition to the purchase price herein. The Purchasers hereby agree to pay all taxes and insurance while this contract is in force, and the taxes and insurance for the current year are to be prorated.

It is agreed that time is of the essence and that if said payments are not made when due, the Sellers shall give sufficient written notice to the Purchasers of the delinquency of said payments

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