

1130-950

FILED
SOUTH CAROLINA

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
BOND FOR TITLE
WIMMERSLEY
S.M.C.

THIS CONTRACT entered into by and between LARRY S. CAMPBELL, hereinafter called Seller, and H. B. ROBERTS, JR. AND HAZEL R. ROBERTS, hereinafter called Purchasers.

W I T N E S S E T H :

The Seller hereby agrees to sell and convey unto the Purchasers the following described property:

ALL that piece, parcel, or lot of land in Saluda Township, Greenville County, State of South Carolina, known as a part of the land conveyed to Harry O. Thurston by deed from F. C. Bright adjoining lands of Hattie Pruitt and Clarence Morgan and others, and described as follows:

BEGINNING on a poplar xnm and running thence S. 30-1/2 E. 23.03 to a stone; thence N. 50-1/2 E. 11.50 to a stone nm; thence N. 52 W. 18.30 to a Spanish Oak x3nm; thence S. 80-1/2 W. 5.80 to the beginning corner, and containing 17-1/4 acres, more or less.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Twenty-Eight Thousand and No/100 (\$28,000.00) Dollars with interest at the rate of twelve and one-half per cent (12 1/2%) to be paid as follows: The Purchasers shall pay unto the Seller the sum of Four Hundred Nine and 85/100 (\$409.85) Dollars per month commencing on December 1, 1980, and on a like day of each and every month thereafter until paid in full. As a further security in the guaranteed payment of the aforesaid sum, the Purchasers will execute a note and mortgage on a certain lot of land with improvements thereon located at Benson Drive in Travelers Rest, South Carolina, this being a second mortgage on said premises.

When the outstanding indebtedness is reduced from Twenty-Eight Thousand and No/100 (\$28,000.00) Dollars to Twenty Thousand and No/100 (\$20,000.00) Dollars, then the Seller is to satisfy the note and mortgage on Benson Drive and execute a fee simple warranty deed to the above described premises in exchange for a note and mortgage with interest and payments to remain as previously stated.

2. It is expressly agreed that if the payment is not received by the 8th day of each month, then the Seller has a right to charge a ~~five per cent (5%)~~ ^{Five and no/100 (\$5.00) LC} penalty against the Purchasers in addition to the regular payment for the Purchasers failure to make timely payments.

SC10 - 2 NO 780 006

*H.B. Roberts
Hazel R. Roberts*

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