

Carl L. and Dorothy B. Putnam  
Fairview Road  
Simpsonville, S. C. 29681

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29681

STATE OF SOUTH CAROLINA

FILED  
REC. CO. S. C.

BOND FOR TITLE

COUNTY OF Greenville

FEB 18 2 24 PM '81

This contract made and entered into by and between T. Wayne Crolley and

Mary H. Crolley

hereinafter referred to as the Seller(s) and Carl L. Putnam and

Dorothy B. Putnam

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, South Carolina

near the town of Simpsonville and diagonally to the right across Fairview Road from Unity Baptist Church, and having the following metes and bounds to-wit:

Beginning at an iron pin of the right-of-way of Fairview Road and running thence S-67-30 E. 145.4 ft. to an iron pin; thence S. 42-30 E. 160.0 ft. to an iron pin; thence S. 42 E. 107 ft. to an iron pin; thence S-67-26 E. 302.0 ft. to an iron pin; thence S. 87-15 E. 512.4 ft. to an iron pin of a spring; thence S. 17-39 E. 340.6 ft. to an iron pin by a poplar; thence N. 73-51 W. 861.3 ft. to an iron pin; thence N. 69-50 W. 521.5 ft. to an iron pin; thence along the right-of-way of Fairview Road N. 19-56 E. 316.3 ft. to the point of the beginning.

Above tract is bounded on the front by Fairview Road; on the rear by Boyd; on the left side by Unity Church cemetery and Boyd; and on the right by an 8.01 acre tract of Crolley (being purchased by Ford). Above tract consists of 6.82 acres more or less and is a portion of the approximately 14.68 acre tract purchased in 1974 by grantors herein from Talley et al.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of \$12,500.00

Twelve thousand five hundred Dollars for said lot(s) as follows: \$500.00 binder paid Sept. 25, 1980 (receipt is hereby acknowledged); \$3,500.00 to be paid six months from the date of this Bond for Title; and balance of \$8,500.00 to be paid in monthly installments of \$110.21 for ten years, with interest at the rate of 11 per cent per annum. These regular monthly payments of \$110.21 are to begin seven months from date of this Bond for Title contract.

Purchaser may prepay any part or all of this contract at any time without penalty.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly 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.

The taxes will be charged to seller, and seller will pay the taxes, with purchaser reimbursing seller for the taxes on this 6.82 acres.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 26th day of September, 1980

In the presence of:

Ella B. Hollingsworth  
Clyde E. Bennett  
Ella B. Hollingsworth  
Francis B. Bellinger

(Seller) T. Wayne Crolley (SEAL)  
(Seller) Mary H. Crolley (SEAL)  
(Seller's Wife) Mary H. Crolley (SEAL)  
(Purchaser) Carl L. Putnam (SEAL)  
(Purchaser) Dorothy B. Putnam (SEAL)

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