

STATE OF SOUTH CAROLINA 38 PH 181
COUNTY OF GREENVILLE S. TANKERSLEY
R.M.C.

BOND FOR TITLE

1. We, Benjamin and Erma Thomas hereinafter referred to as "Sellers" agree to sell the real property described below to Effie Hill, in fee simple, hereinafter referred to as "Buyer" for an in consideration of Eight Thousand Dollars (\$8,000.00) and the assumption of the Sellers first mortgage held by Kissell Company located 30 Warder Street, Springfield, Ohio 45501.

2. Buyer shall take possession of said real property and pay the monthly installment payments of the "Sellers" due Kissell Company which includes principal, interest and escrow deposits in the present amount of Two Hundred Twenty Seven and 19/100 Dollars commencing July 1, 1981 and continuing on the first day of each month thereafter until June 1, 1982.

3. The Buyers shall also pay to the Sellers said Eight Thousand Dollars (\$8,000.00) as follows:

Three Thousand Dollars down receipt of which is hereby acknowledged with the balance to be paid in one installment of Five Thousand Dollars (\$5,000.00) on/or before July 3, 1982 with no interest.

4. Sixty days prior to said date, July 3, 1982, the Seller shall demand by certified letter addressed to the Buyer the total remaining balance due to them from the Buyer. Failure of the Buyer to pay the remaining balance due Sellers on July 3, 1982 or within sixty days after demand has been made by certified letter which ever is the latter, will cause Buyer rights under this contract to be forfeited and shall leave the Buyer with no legal or equitable rights under this contractual agreement and monies and/or other consideration received by the Seller from the Buyer shall be deemed to be liquidated damages and reasonable rents and no portion thereof shall be refunded to the Buyer.

5. The Sellers do hereby convey to the Buyer, Effie Hill, her heirs and assigns possession of the following described property subject to the terms and conditions mentioned hereinabove and below in this contractual agreement.

ALL that piece, parcel or lot of land, improvement, situate, on the northeastern side of Cliffwood Court, in the Town of Fountain Inn, Greenville County, S. C. being shown and designated as Lot No. 31 on a plat of a REVISION of STONEWOOD, made by Dalton and Neves, Engineers, dated January, 1970, recorded in the RMC Office for Greenville County, S. C. in plat Book 4-F at page 16, reference to which is hereby craved for the metes and bounds thereof.

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