

RECORDED
NOV 17 17 PM '81
S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BOND FOR TITLE

THIS Contract entered into by and between GEORGIA E. NEILL, formerly GEORGIA S. COX, hereinafter called "Seller", and LARENCE JENKINS, hereinafter called "Buyer";

WITNESSETH:

The Seller hereby agrees to sell and convey unto the Buyer, and the Buyer herein agrees to buy from Seller, that certain lot of land with improvements thereon being described as follows:

ALL that certain piece, parcel or lot of land, situate, lying and being on the western side of Fleetwood Drive, in Gantt Township, near the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 42 on Plat of Magnolia Acres, recorded in the RMC Office for Greenville County in Plat Book GG, at Page 133 and being more particularly described on a plat of the Property of Edgar W. Teasley by R. B. Bruce, 4-18-60, and having, according to said plat, metes and bounds as shown thereon.

The sale is subject to the following terms and conditions:

1. The purchase price is Thirty Nine Thousand and No/100 (\$39,000.00) Dollars cash of which Seller hereby acknowledges the receipt of Two Thousand (\$2,000.00) Dollars from Buyer. The Buyer hereby agrees to pay Seller the remaining balance of Thirty Seven Thousand and No/100 (\$37,000.00) Dollars at the interest rate of Twelve (12%) per cent per annum payable as follows: Three Hundred Sixty (360) consecutive equal monthly payments of Three Hundred Eighty and 59/100 (\$380.59) Dollars with the first payment being due on December 1, 1981 and subsequent payments on the 1st day of each month thereafter until paid in full. Buyer reserves the right to prepayment without penalty.

Seller hereby agrees to continue paying those mortgage payments on the first mortgage against the subject property with First Federal Savings and Loan Association being dated the 26th day of February, 1976, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1360 at Page 995, in the original sum of \$18,600.00 at nine (9%) per cent interest rate and having a present balance of \$17,172.56. Seller warrants that said mortgage

DOCUMENTARY
STAMP
NOV 17 1981
15.00
SOUTH CAROLINA
RECORDING COMMISSION

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