

PURCHASERS' ADDRESS: 1161-23

103 Coralvine Rd., Simpsonville, S. C.

STATE OF SOUTH CAROLINA)

BOND FOR TITLE

COUNTY OF GREENVILLE)

This contract made and entered into by and between Frances A. Dillard hereinafter referred to as the Seller (s) and Dominick M. Morabito and Lillian P. Morabito 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 or land situate, lying and being in the County of Greenville, State of South Carolina, BEGINNING at a point in the center of Neely Ferry Rd. at the point where the center line of Stenhouse Rd. intersects with Neely Ferry Rd. and running thence along said Neely Ferry Rd. S. 2-30 W. 360.4 feet to a point in said road; thence still with said road, S. 9-15 E. 66 ft. to a point; thence N. 51-45 W. 447.8 feet to an iron pin; thence N. 10-29 E. 161.6

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In consideration for said premises, the Purchaser agrees to pay the Seller a total of Ten Thousand & No/100 (\$10,000.00)----- Dollars for said property as follows: \$126.68 on the 20th day of January 1982 and a like amount on the 20th day of each month thereafter until paid in full with interest first deducted and balance to principal at a rate of nine per cent (9%).

It is understood and agreed that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller with a copy of insurance policy.

In the event any due installment is in arrears and unpaid for thirtydays 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.

Upon the payment of the purchase price set forth above, the Seller does hereby agree to execute and deliver to the Purchaser a good, fee simple, general warranty deed to said property with dower renounced thereon. Any title defects or encumbrances to be cleared at the expense of the Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. This contract is binding upon the undersigned and their respective heirs, executors, administrators and assigns.

In witness whereof, we have hereunto set our hands and seals this 21st day of December, 19 81.

IN THE PRESENCE OF:

[Signatures of witnesses]

Frances A. Dillard (SEAL)
Frances A. Dillard-Seller
Dominick M. Morabito (SEAL)
Dominick M. Morabito-Purchaser
Lillian P. Morabito (SEAL)
Lillian P. Morabito-Purchaser (SEAL)

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF GREENVILLE)

Personally appeared the undersigned witness and made oath that (s)he saw the within named Seller (s) and Purchaser (s) sign, seal and as their act and deed deliver the within Bond for Title and that (s)he with the other witness subscribed witnessed the execution thereof.

SWORN to before me this 21st day of December, 19 81.

[Signature of Notary Public]

(SEAL)
Notary Public for South Carolina
My Commission Expires: 10/30/90

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CO. S. C.
28 JAN 1982

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