

JUN 14 2 58 PM '83

DOAN... RHC

Vol 1196-252

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

This contract made and entered into by and between
Clyde E. Duncan hereinafter referred
to as the Seller (s) and Ella Ruth Timmerman
hereinafter referred to as the Purchaser (s).

W I T N E S S E T H

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 an iron pin on the South side of Highway No. 25 and running
thence with said Highway S. 54 W. 118 feet to an iron pin; thence S.
32-15 E., 179 feet to an iron pin; thence N. 54 E., 117.5 feet to an
iron pin; thence N. 32-15 W., 170 feet to the point of beginning, con-
taining 45/100 acre.

In consideration for said premises, the Purchaser agrees
to pay the Seller a total of Thirty-three Thousand Three Hundred and NO/100
Dollars for said property as follows: (\$33,300.00)
\$275.00 per month for a period of twelve (12) months beginning June 1 '83
and ending May 1st 1984 then at the end of the twelve (12) months period
a balance due at \$30,000.00

8(366) 497-5-2

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 30 days this contract shall, at the option of the Seller, there-
upon 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 7th day of June, 19 83.

IN THE PRESENCE OF:

[Signature]
[Signature]
[Signature]

Ella Ruth Timmerman (SEAL)
ELLA RUTH TIMMERMAN-PURCHASER (SEAL)
Clyde E. Duncan (SEAL)
CLYDE E. DUNCAN-SELLER
[Signature] (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

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 7th
day of June, 19 83.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 3/7/85

[Signature]
STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
TAX \$13.32

0253

4328 W23