

BOND FOR TITLE TO REAL ESTATE

(NO TITLE CHECK DONE) S.C.

The State of South Carolina
COUNTY OF GREENVILLE

REC'D 4 24 PM '83
JUNICE W. SHERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Anna G. Lockee

..... have agreed to sell to
June Sheriff a certain lot or tract

of land in the County of Greenville, State of South Carolina, with all improvements thereon,
being shown and designated as part of Lot 35 as shown on plat recorded in the RMC
Office for Greenville County, SC, in Plat Book 10-G at Page 37.

- (1) Purchaser accepts property in "AS IS" condition.
- (2) No prepayment penalty.
- (3) A five (5%) percent late charge will be added to any payment not received by the seller by the 10th day of the month when due.
- (4) For purposes of foreclosure, this Bond for Title will be considered to be in default if any payment becomes more than thirty (30) days late.

and execute and deliver a good and sufficient warranty deed therefor on condition that purchaser shall

pay the sum of Fourteen Thousand and no/100 (\$14,000.00) --- Dollars in the following manner
Five Hundred and no/100 (\$500.00) Dollars paid this date; the balance of Thirteen Thousand
Five Hundred and no/100 (\$13,500.00) Dollars to be paid in one hundred eighty (180) con-
secutive monthly payments of principal and interest in the amount of One Hundred Twenty-
nine and 02/100 (\$129.02) Dollars each, commencing January 1, 1984, and due on or before
the first day of each month thereafter,
until the full purchase price is paid, with interest on same from date at 8.0% per cent, per annum
until paid to be computed and paid monthly, and if unpaid to bear interest until paid at some rate as
principal, and in case said sum or any part thereof be collected by an attorney or through legal proceed-
ings of any kind then in addition the sum of a reasonable amount dollars for attorney's fees, as is
shown by a note of even date herewith. The purchaser agrees to pay all taxes while this
contract is in force. Purchaser shall also maintain and keep in force fire insurance on
the property in an amount of at least \$14,000.00, naming the seller as loss payee.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due seller shall be discharged in law and equity from all liability to make said deed, and may
treat said purchaser as tenant holding over after termination,
or contrary to the terms of her lease and shall be entitled to claim and recover, or retain if
already paid the sum of One Thousand Five Hundred
Forty-eight and 24/100 (\$1,548.24) dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand^s and seal^s this day of
December A. D., 19 83

In the presence of: *E.M. Ted Arnold*
John C. Melby Anna G. Lockee (Seal)
John C. Richy June Sheriff (Seal)
E.M. Ted Arnold June Sheriff, Purchaser

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
RECEIVED
DEC 23 1983
\$ 05.60

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