

FILED
GREENVILLE CO. S. C.

JAN 5 3 07 PM '84

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOWN } S. W. BARNESLEY
R.M.C. BOND FOR TITLE
)

This contract entered into by and between INDIA E. PEPPER, hereinafter referred to as "Seller" and STEVE ARNOLD, hereinafter referred to as "Purchaser":

WITNESSETH:

PISA.

v.f.p. The Seller hereby agrees to sell and convey unto the Purchaser the following described property:

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville on Lewis Street as reflected in the Greenville County Block Book Office as Sheet 231, Block 1, Lots 20, 21, 22, 23 and 24.

This sale is subject to the following terms and conditions:

14(235) 231-1-20 down 24 (note)

1. The agreed sales and purchase price is Thirty Two Thousand Eight Hundred and No/100 (\$32,800.00) Dollars. As a down payment, the Purchaser has paid to the Seller Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars. In addition, the Purchaser shall pay to the Seller on January 5, 1983, an additional sum of Five Thousand Seven Hundred and No/100 (\$5,700.00) Dollars. The balance of Twenty Four Thousand Six Hundred and No/100 (\$24,600.00) Dollars shall be paid by the Purchaser in annual payments over a six year period of not less than Four Thousand One Hundred and No/100 (\$4,100.00) Dollars per year. The Purchaser shall have the option of making an annual payment for the first three years of up to a maximum of Eight Thousand Two Hundred and No/100 (\$8,200.00) Dollars. However, for the first three years, the Purchaser may not make a payment exceeding Eight Thousand Two Hundred and No/100 (\$8,200.00) Dollars. After the third annual payment is made, the Purchaser shall have the option of paying off the balance at any time without penalty. However, the annual payment shall not be less than Four Thousand One Hundred and No/100 (\$4,100.00) Dollars per year. Interest shall be payable annually at the rate of twelve (12%) per cent simple interest.

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2. In the event the Purchaser defaults on any of the terms of this Bond for Title, and it becomes necessary for the Purchaser to retain legal counsel, the Purchaser agrees to pay a reasonable attorney's fee for the enforcement of the terms of this Bond for Title.

3. Taxes are to be prorated as of the date of the execution of this instrument and the Purchaser agrees to pay all taxes and assessments accruing after the date hereof.

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