

8 Waco Street  
Greenville, S.C.

BOND FOR TITLE TO REAL ESTATE

The State of South Carolina  
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS: Anna G. Locke

have agreed to sell to

Phillip L. West III

a certain lot or tract

of land in the County of Greenville, State of South Carolina, being known as 8 Waco Street,  
Greenville, South Carolina 29611

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.

14-235-117-2-8

and execute and deliver a good and sufficient warranty deed therefor on condition that purchaser shall pay the sum of Twelve Thousand (\$12,000.00) and no/100---Dollars in the following manner

Five Hundred and no/100 (\$500.00) Dollars paid upon execution of this Bond for Title, the receipt hereof is acknowledged; the balance of Eleven Thousand Five Hundred (\$11,500.00) Dollars to be paid in monthly installments of One Hundred Nine and 90/100 (\$109.90) Dollars each for principal and interest, commencing June 1, 1984 until the full purchase price is paid, with interest on same from date at <sup>eight</sup> per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition the sum of a reasonable amount ~~x dollars~~ for attorney's fees, as shown by my 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 \$12,000.00, 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 his lease and shall be entitled to claim and recover, or retain if already paid the sum of One Thousand Three Hundred Eighteen <sup>80/100 (\$1,318.80)</sup> and 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 hands and seals this 30 day of April A. D., 19 84

In the presence of:

Notary St. George Phelan  
 Paula H. West  
 go to Phillip West  
 Alice Lamm  
 Barbara A. Boer  
 As to Anna G. Locke

Anna G. Locke (Seal)  
 Anna G. Locke, Seller  
 Phillip L. West III (Seal)  
 Phillip L. West III

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