

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 29 1 03 PM '71
) OLIE FARNSWORTH BOND FOR TITLE
) R.M.C.

THIS BOND FOR TITLE entered into this day and year hereinafter set forth by and between MRS. FELICIA C. MACHEN, hereinafter called "Seller" and CHARLES PALMER GREEN AND BEVERLY ANN GREEN, hereinafter called "Buyer", of Greenville County, South Carolina

W I T N E S S E T H :

For and in consideration of the mutual covenants herein contained the Seller does hereby agree to sell unto the Buyer, and the Buyer does hereby agree to buy the following described real estate, to wit:

At the southeastern corner of Perry Avenue and Leach Street in the City of Greenville, being a portion of Lots Nos. 16 and 15 as shown on plat of the B. O. Mauldin property made by J. N. Southern, D. S., February 3, 1900, and recorded in Deed Book HHH at Page 832, and described as follows:

BEGINNING at a stake in the Southeastern corner of Perry Avenue and Leach Street, and running thence with the eastern side of Leach Street S. 18-45 W. 143 feet to a fence: thence S. 71-15 E. 70 feet to a stake: thence N. 18-45 E. 143 feet to a stake on Perry Avenue: thence with the southern side of Perry Avenue N. 70-15 W. 70 feet to the beginning corner.

1. Deed. Subject to payment of purchase price provided for herein, the Seller shall execute and deliver to the Buyer, or his assigns, a good and sufficient Warranty Deed to the above described real estate, conveying a good, marketable fee simple title thereto, free of all liens and encumbrances. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed real estate until delivery of the Deed and performance of the covenants herein contained.

2. Purchase Price . As the total purchase price for the above property the Buyers herein covenants and agree to pay unto the Seller the principal sum of \$18,500 and interest at the rate of six (6%) per cent per annum which shall be due and payable as follows:

- (a) The sum of \$18,500.00 in equal monthly installments in the sum of \$150.00 each, with the first monthly installment becoming due on the 20th day of August, 1971 and like payments are to be made on the 20th of each month thereafter until paid in full.
- (b) The principal balance due on the purchase price shall bear interest at the rate of six (6%) per cent per annum, with the above payment to be applied first to interest then due and then to the reduction of principal.

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