

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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BOND FOR TITLE

This contract made and entered into by and between Lewis L. Gilstrap, hereinafter known as the seller, and Malcolm N. Finley, hereinafter known as the purchaser:

WITNESSETH

For and in consideration for the sums hereinafter expressed and the promises and covenants contained in this instrument, the seller agrees to sell and convey and the purchaser agrees to buy and purchase that certain tract of land described as follows:

All that certain piece or lot of land with buildings and improvements, thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the Eastern side of Summit Drive being known and designated as Lot #1 of the Helen M. Fowe Property and being as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book B at page 65, and also as shown on a more recent plat prepared by Piedmont Engineering Service dated October 22, 1954 entitled "Property of Samuel A. Boggs, Greenville, South Carolina", and having according to said plats the following notes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Summit Drive at the joint corner of lots nos. 1 and 2, said pin also being 130 feet south from the southeastern corner of the intersection of Summit Drive and Idlewood Drive (formerly E. Pinhurst Drive) and running thence with the line of Lot #2 S. 89-52 E. 159.8 feet to an iron pin; thence S. 1-15 W. 67 feet to an iron pin; thence N. 89-52 W. 159.8 feet to an iron pin on the Eastern side of Summit Drive; thence along the Eastern side of Summit Drive, N. 1-15 E. 67 feet to the beginning corner.

In consideration for said premises, the purchaser agrees to pay unto the seller therefore the sum of Eleven Thousand Five Hundred Dollars and No. 00 (\$11,500.00) as follows: Seventy Five Dollars and Fourty Four Cents (\$75.44) beginning *July 1, 1963* and a like amount on the same day of each successive month until paid in full. The purchaser agrees to pay all taxes and insurance. Interest included in the above monthly payments, shall be paid and computed at the six (6%) per cent per annum on a monthly basis. The purchaser will pay all taxes and assessments on said property accruing after the date of this instrument.

The purchaser does hereby agree to keep the premises insured against loss by fire, in order to protect the seller for the sum of at least the balance due on house at all times, and do further agree to maintain the premises in a state of good repair.

In the event the purchaser shall fail to make said monthly payments within fifteen (15) days after said payments are due or shall fail to comply with the other covenants of this contract, then in either event this agreement, at the option of the seller, shall terminate and any and all payments made by said purchaser prior thereto shall be forfeited by the purchaser to the seller, herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

(Continued on next page)

FILED
GREENVILLE CO. S. C.
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OLLIE FARNSWORTH
R. M. C.