

FILED
 GREENVILLE CO. S. C.
 STATE OF SOUTH CAROLINA)
) BOND FOR TITLE
 COUNTY OF GREENVILLE)
 OLIVE HENNINGBARTH
 R. L. 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 PATRICIA G. McCOMBS, 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:

ALL that certain piece, parcel or lot of land lying and being situate in Ward Five of the City of Greenville, County of Greenville, State of South Carolina, with the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Lawton Avenue, 259 and 1/2 feet from Perry Avenue, at the corner of J. H. Berry's lot and running along Lawton Avenue, 54 1/2' thence N 71-30 N 173', thence S17-30W 54 1/2'; thence south along J. H. Berry's line S 71-30 E 173' 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 aforesaid 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 covenant and agree to pay unto the Seller the principal sum of \$10,000.00 and interest at the rate of six (6%) percent per annum which shall be due and payable as follows:

- a. The sum of \$300.00 shall be paid as a down payment. The sum of \$9,700.00 in equal monthly installments in the sum of \$70.00 each, with the first monthly installment becoming due on the 3rd day of July, 1972, and like payments are to be made on the 3rd day 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.
- c. The seller hereby acknowledges the receipt of \$300.00 which has been paid against the total purchase price of \$10,000.00.
- d. The Buyer reserves the right to prepay the whole or any part of the principal or interest at any time due and payable hereunder.

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