

S.C.  
1980  
BOND FOR TITLE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

THIS CONTRACT entered into by and between GARY L. SHAW, D/B/A GARY SHAW BUILDERS, hereinafter called Seller, and MAMIE D. WEBB, hereinafter called Purchaser.

W I T N E S S E T H :

The Seller hereby agrees to sell and convey unto the Purchaser the following described property:

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, near the Town of Simpsonville, being known and designated as Lot No. 6 on a plat of Meadow Acres prepared by Jones Engineering Service dated May 19, 1972, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Holland Court, joint front corner of Lots 5 and 6 and running thence along the line of Lot 5, N. 44-45 W. 203.8 feet to an iron pin on the line of property of Burton; thence S. 40-25 W. 150 feet to an iron pin; thence S. 57 E. 170.3 feet to an iron pin on the Northwesterly edge of the cul de sac at the end of Holland Court; thence with the curve of said cul de sac, the chord being N. 79-15 E. 44 feet to an iron pin on the Northwesterly edge of Holland Court; thence with the edge of said Court, N. 45-15 E. 76 feet to the point of beginning.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Nineteen Thousand Seven Hundred Fifty and No/100 (\$19,750.00) Dollars, payable One Hundred Forty and 59/100 (\$140.59) Dollars per month commencing on September 1, 1973, and continuing on a like day of each and every month thereafter until paid in full, with interest at the rate of eight per cent per annum (8%) to be computed and paid monthly. The Purchaser has made all payments up and through June 23, 1980, the date of this instrument, and the Seller acknowledges all payments were received by him.

2. Upon the completion of this contract, the Seller will convey by fee-simple warranty deed all his title and interest to the above described property free of all encumbrances.

3. Time is of the essence of this Agreement, and upon the failure of the Purchaser to make any payments within thirty (30) days after the due date thereof, the Seller may immediately declare this contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction as in the case of a defaulting tenant at will.

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