

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

BOND FOR TITLE.

THIS AGREEMENT BETWEEN J. P. Jamison, party of the first part, hereinafter sometimes called the Seller, and Hardy Auston, party of the second part, hereinafter sometimes called the Buyer, WITNESSETH:

The Seller agrees to sell and the Buyer agrees to buy the premises hereinafter described upon the following terms:

The Purchase price is the sum of One Thousand eight hundred and 00/100 (\$1,800.00) Dollars, payable as follows: Three hundred (\$300.00) Dollars, (receipt being hereby acknowledged by the Seller as received from the Buyer and before the signing of this agreement); the balance of Fifteen Hundred Dollars (\$1500.00) with interest at the rate of six (6) percent. per annum, payable monthly, is to be paid ^{Twenty-Five Dollars (\$25.00) on July 25, 1945, and} Twenty-Five Dollars (\$25.00) on the 25th of each and every month thereafter until the full amount of principal and interest is paid, with the right to anticipate either wholly or in part at any time before maturity.

The Seller is to receive all rents for the year 1945, and is entitled to all crops now growing on said lands and is to pay all taxes through the year 1945.

The Buyer is to pay taxes commencing January 1, 1946.

The Buyer agrees that failure to meet two (2) successive installments as hereinabove stipulated will render the entire debt forthwith due; and upon default in payment, the first party is hereby authorized and directed to sell the said property for cash at public auction, on the ground or in Greenville S. C., after advertising the time and place of said sale by posting notice thereof at two or more places in Greenville County, S. C., or in the County in which said property is located. The said notices to be posted three (3) weeks before the time fixed for the sale and convey the premises to the purchaser at such sale in fee, and at such sale any of the parties hereto, or their assigns, may bid; the proceeds of such sale to be applied as follows: First to costs of such sale; second, towards the payment of the balance due upon the second party's contract for the purchase of the land, besides interest thereon, and ten (10%) per cent of amount as attorney's fees, in the event the first party shall have employed an attorney to act; and third, the balance, if any, to the second party, his or her heirs, executors, administrators or assigns.

The Seller hereby covenants and agrees to execute and deliver to the Buyer, his heirs or assigns, a good and sufficient title in fee simple, free of encumbrance, to said premises, upon payment in full of the sums stipulated above.

The premises herein conveyed consist of Ninety-one and one-half acres (91-1/2) in Austin Township, Greenville County, State of South Carolina, on the Enoree River and between Gilder's Creek and Peters' Creek, and being all of lot No. 5 and a part of lot No. 1, as shown on Plat of property of Nancy Caroline Hughes, recorded in the R. M. C. Office for Greenville County, in Plat Book "E", at Page 297, and being the same property conveyed to the Seller by W. P. Boroughs by deed dated July 9, 1945, recorded in the R.M.C. Office for Greenville County, in Deed Book 277, at Page 361, reference being craved to said deed for a more complete description.

It is understood and agreed that this agreement is binding upon the parties hereto, their heirs, administrators, executors and assigns.

WITNESS the hands and seals of the parties hereto, at Greenville, South Carolina, executed in duplicate this the 13th day of July, 1945.

Signed, sealed and delivered in the presence of:

W. D. Workman
Emilie M. Bird.

J. P. Jamison
Party of the First Part-Seller.
Hardy Auston
Party of the Second Part-Buyer.

Satisfied + Cancelled Jan 8, 1948 Hardy Auston
W. D. Workman
Emilie M. Bird
RECEIVED AND CANCELLED BY DAY OF JAN 13 1948 W. D. WORKMAN COUNTY, S. C.