

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

BOND FOR TITLE

THIS INDENTURE made by and between John H. Charles and Daisy B. Cash,

W I T N E S S E T H :

That John H. Charles, for and in consideration of the sum of One Thousand (\$1,000.00) Dollars to him in hand paid this date, receipt of which is hereby acknowledged, and the further consideration of Eight Thousand (\$8,000.00) Dollars to be paid by Daisy B. Cash at the times and in the manner hereinafter set forth, does hereby agree to sell unto the said Daisy B. Cash the following described property, to-wit:

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina,

BEGINNING at an iron pin in the Augusta Road at W. F. Martin's corner, and running thence N. 80.50 W. 16.67 to a stone; thence S. 7.45 W. 10.90 to a stone on Rodgers line; thence with said line N. 87.30 E. 17.88 to iron pin in Augusta Road; thence up said road N. 7.45 E. 7.41 to the beginning corner and containing fifteen acres, more or less; being the same property conveyed to John H. Charles by Stephen Bass by deed dated June 14, 1945, recorded in the Office of the R.M.C. for Greenville County in Deed Book 254, Page 187,

The said Daisy B. Cash hereby agrees to pay the balance of the purchase price of Eight Thousand (\$8,000.00) Dollars in monthly installments of Fifty Dollars (\$50.00) per month which is to be applied first to the payment of interest at five (5%) percent per annum, computed and paid monthly, and the balance to the principal, said \$50.00 payments to begin on the 7th day of December, 1945, and to be made on the 7th day of each month thereafter until the entire balance of Eight Thousand (\$8,000.00) Dollars and interest is paid in full.

Upon payment of one-third (1/3) of the purchase price of said property and accrued interest, if any, the said John H. Charles does hereby bind himself, his heirs, administrators, executors and assigns, to execute and deliver to the said Daisy B. Cash a deed conveying a good, marketable, fee simple title to said premises to the said Daisy B. Cash with general warranty, free of liens and encumbrances, and to take back a purchase money mortgage from the said Daisy B. Cash for the balance of the purchase price, payable in equal monthly installments of Fifty Dollars (\$50.00) per month which is to be applied first to the payment of interest at five (5%) percent per annum, computed and paid monthly, and the balance to the principal until entire balance is paid in full.

It is understood and agreed that if any interest is not paid when due, the same shall bear interest at the same rate as the principal.

It is agreed that time is of the essence of this contract and if any payments on said contract are not made when due, then this contract shall become null and void and the said John H. Charles shall be discharged in law and in equity from any and all liability to make said deed and shall have the right to repossess himself of said premises immediately, the amount having been paid on said contract to be retained by the said John H. Charles as liquidated damages for the breach thereof.

It is understood and agreed that the said Daisy B. Cash accepts the lease of the above described property upon the terms herein set forth.

It is further understood and agreed that the said Daisy B. Cash may pay all or any portion of the remaining purchase price of said property in multiples of Fifty (\$50.00) Dollars, on any principal and interest payment date specified herein.

State and County taxes for the year 1945 will be paid by John H. Charles; taxes for the years thereafter will be paid by Daisy B. Cash.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 7th day of November, 1945.

(over)