

FILED  
GREENVILLE S.C.

BOOK 832 PAGE 453

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that Tyra E. Bowling has agreed to sell to Earl Griffin a certain lot or tract of land in the County of Greenville, State of South Carolina, described as follows:

All that lot of land situate in Grove Township, County of Greenville, State of South Carolina, about 3 miles south-east of Piedmont, S.C., on the western side of a county black top road, and being shown as a portion of Tract 2 on a plat of property made at the request of Lillie Mason for sale to Cordell and Annie D. Henderson, said Plat having been prepared by Charles K. Dunn and Dean G. Edens, surveyors, dated August 25, 1962, and recorded in Plat Book XX at page 69, in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin in the line of the county black top road which iron pin is in a southeastern direction 540.4 feet more or less from the southern corner of the intersection of the Georgia Road and the said county road, and running thence with the line of the property now or formerly of Willie Lee and Alice N. Henderson S. 42-14 W. 150 feet to a point; thence N. 30-05 W. 150 feet to a point; thence N. 42-14 E. 150 feet to a point in the line of the county road; thence with the line of said road S. 30-05 E. 150 feet to the point of beginning.

The above described property includes the parcel of land upon which Winchester Graham Homes of Greenville, Inc. built a Fairfield type home in or about September, 1965, for James W. Shorter and Arletha Shorter.

The said Tyra E. Bowling further agrees to execute and deliver a good and sufficient warranty deed therefor on condition that Earl Griffin shall pay the sum of Sixty-Three (\$63.00) Dollars per month for twelve (12) years commencing one month from the date hereof, and on the same day of each succeeding month, with interest on any unpaid installments at the rate of seven (7%) per cent per annum, to be computed monthly, and in case said sum or any part thereof be collected by an attorney through legal proceedings of any kind, then the said Earl Griffin agrees to pay twenty (20%) per cent attorney's fees.

It is further agreed that time is of the essence of this contract, and if the said payments are not made when due Tyra E. Bowling shall be discharged in law and equity from all liability to make said deed,