

GREENVILLE CO. S. C.

AUG 27 9 31 AM '70

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

BOND FOR TITLE

VOL 897 PAGE 163

This Agreement entered into this 27th day of July, 1970, by and between W. H. Alford, hereinafter referred to as Seller, and Elbert E. Howard, Sr., and Stella Howard, hereinafter referred to as Purchaser.

W I T N E S S E T H:

For and in consideration of the mutual promises and covenants and in further consideration of the sum of Three Thousand Three Hundred Fifty Dollars (\$3,350.00), paid to the Seller by the Purchaser, the Seller agrees to sell and the Purchaser agrees to purchase the following described real estate situate in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land shown and designated on plat entitled "Property of The School District of Greenville County," prepared by Campbell & Clarkson Surveyors, Inc., dated June 16, 1969, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in Reids School Road and running thence with Lot No. 10 of the J. H. Roberts Estate N. 67-15 W., 632.8 feet to an old bolt in a tree; thence N. 22-15 E. 209.2 feet to an iron pin; thence with line of property of Kenturah R. Rosamond N. 80-45 E. 546.6 feet to an iron pin; thence with line of property of R. L. Bridges and Earl Wyatt Bridges S. 3-45 W. 528 feet to a point in Reids School Road, the beginning corner.

It is agreed that the purchase price for said property shall be Twenty Thousand Dollars (\$20,000.00), payable as follows:

\$3,350.00 paid at the signing of this contract, and the balance in the amount of \$16,650.00 shall be paid at the rate of \$125.00 per month for six months beginning October 1, 1970, payments applied first to interest and the balance to principal; and \$150.00 a month thereafter until paid in full, with interest from date at the rate of seven and one-half (7½%) per cent, payable monthly, with the right to anticipate payment in part or in full at any time without penalty.

The purchaser shall be allowed to take possession of the premises immediately. The Seller agrees to deliver to the Purchaser a good fee simple warranty deed to the said property when the Purchaser has paid the Seller in full under the terms of this Bond for Title. Taxes for the current year shall be pro-rated and thereafter Purchaser shall pay all property taxes and any assessments.

In the event the Purchaser should fail to make the payments as provided herein or breach any other provision of this Agreement, then the Seller will have the right to declare the entire balance due and payable

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