

FILED
GREENVILLE CO. S. C.

VOL 899 PAGE 499

OCT 1 3 27 PM '70

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) OLLIE FARNSWORTH
R.M.C.) BOND FOR TITLE

THIS AGREEMENT entered into by and between James R. Crosby and Carolyn T. Crosby (hereinafter called "sellers") and Ford H. Borders and Joyce B. Borders (hereinafter called "purchasers"):

W I T N E S S E T H:

IN CONSIDERATION of the covenants and promises of the parties hereinafter set forth, the sellers agree to sell, and the purchasers agree to buy, the following described real estate:

ALL that piece, parcel or lot of land, with buildings and improvements thereon, situated in Greenville County, and being a portion of Lot 37 as shown on a plat of property of Homer Styles recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 101, and having the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Paris View Drive at the joining front corner of Lots 37 and 38, and running thence with the joint line of said lots S. 08-11 E. 185 feet to an iron pin; thence N. 81-28 W. 121.3 feet to an iron pin on the eastern side of Lipscombe Drive; thence along Lipscombe Drive 125.9 feet to a curve at the intersection of Lipscombe Drive and Paris View Drive; thence with the curve, the radius of which is 25 feet, to a point on Paris View Drive; thence with Paris View Drive N. 81-49 E. 75 feet to the point of beginning.

In consideration for said premises, the purchasers agree to pay to the sellers the sum of \$19,500.00, to be paid \$2,000.00 herewith, the receipt whereof is hereby acknowledged, with remaining balance of \$17,500.00, together with interest at the rate hereinafter specified, in the monthly instalments hereinafter specified, beginning on the 1st day of October, 1970, and on the same day of each succeeding month thereafter until paid in full. The principal and interest shall be paid in monthly instalments as follows: \$135.07 per month, to be applied first to interest at the rate of 8% per annum, and then to the payment of principal, with the further provision that the sellers may hereafter increase the interest to the maximum rate of interest allowed by the then applicable South Carolina law, but not to exceed 9%, in which event the monthly payments shall be \$146.85, to be applied first to the payment of interest, and the balance to principal. The purchasers shall have the right to pay the entire balance then owing at any time without prepayment penalty.

The purchasers agree to pay all taxes due on the property and to maintain and keep in force a hazard insurance policy in an amount sufficient for the protection of the property.

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