

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

BOND FOR TITLE

THIS INDENTURE, Made between Rosa W. Goodwin, Party of the First Part, and J. L. Young, Party of the Second Part,

W I T N E S S E T H :

(1) That the Party of the First Part, for and in consideration of the sum of Two Hundred Dollars (\$200) to her in hand paid this day, the receipt whereof is hereby acknowledged, and in further consideration of Fourteen Hundred Dollars (\$1,400) to be paid by the Party of the Second Part, does hereby agree to sell unto the Party of the Second Part the property hereinafter described, the balance of Fourteen Hundred Dollars (\$1,400) to be paid as follows: The sum of One Hundred Dollars (\$100) plus accrued interest at six per cent (6%) per annum on the balance of Fourteen Hundred Dollars (\$1,400) on the first day of January, 1943; One Hundred Dollars (\$100) plus accrued interest at six per cent (6%) on the balance of Thirteen Hundred Dollars (\$1,300) on the first day of January, 1944; One Hundred Dollars (\$100) plus accrued interest at six per cent (6%) per annum on the balance of Twelve Hundred Dollars (\$1,200) on the first day of January, 1945; the balance of Eleven Hundred Dollars (\$1,100) plus accrued interest at six per cent (6%) per annum to be paid in three equal annual instalments on the first day of January, 1946, and each and every first day of January thereafter until paid in full. All deferred payments shall bear interest from the date of this instrument at the rate of six per cent (6%) per annum and if unpaid to bear interest at the same rate as principal. In case said sum or any part thereof shall be collected by an attorney or through legal proceedings of any kind, the Party of the Second Part agrees to pay ten per cent (10%) in addition to the amount due as attorney's fee.

It is understood and agreed that when the Party of the Second Part has paid one-half (1/2) the principal and all interest due on this contract, the party of the First Part will execute and deliver to the Party of the Second Part a good fee simple deed to the property sold, and the Party of the Second Part will at the same time execute and deliver to the party of the First Part a note and mortgage in the usual form for the balance of the purchase price of said property, said mortgage to contain the payments and the terms and conditions set out in this bond for title and to bear interest at the rate of six per cent (6%) per annum on any balance due.

(2) The Party of the Second Part is given the privilege of anticipating any and all deferred payments and whenever one-half the amount herein stipulated in this contract shall have been paid, the Party of the First Part agrees and does hereby bind herself, her heirs, administrators, executors, and assigns to execute and deliver a good warranty deed for the property hereinafter described in fee simple to the Party of the Second Part and take back a note and real estate mortgage as hereinabove set forth for the balance due.

(3) In the event of nonpayment of any of the above mentioned sums for a period of sixty (60) days, any and all payments theretofore made by the Party of the Second Part shall be considered and held forfeited in favor of the Party of the First Part as liquidated damages for breach of this contract and said contract shall become null and void and the Party of the First Part shall have the right to repossess herself of the said property immediately.

(4) The Party of the Second Part agrees to pay all State and County taxes subsequent to January, 1, 1942.

The property being sold is described as follows:

"All that certain tract of land in the County and State aforesaid, in Grove Township, containing 63.54 acres, being tract No. 1 on plat of W. J. Riddle, Surveyor, made September, 1926, and having the following metes and bounds:

"Beginning at a rock on road leading to Pelzer, S. C., and running thence with said road N. 11 W. 53 1/4 feet to pin; thence S. 86.15 W. 810 feet to a pin; thence S. 46 E. 2980 feet to pin on corner of Lot No. 2; thence with line of Lot No. 2, S. 23.40 W. 1398 feet to stake on branch; thence with meanders of branch 2136 feet to point on branch; thence to sweet gum; thence N. 32.15 W. 132 feet; thence N. 22 W. 792 feet to rock pile; thence N. 87 W. 977 feet to the beginning, being the same tract of land conveyed to Rosa W. Goodwin by E. Inman, Master, by deed dated November 14, 1931, and recorded in the Office of the R. M. C. for Greenville County in Deed Book 162, page 218."

(5) The Party of the Second Part hereby accepts the lease of the above described property upon the terms herein set forth.

(6) It is understood and agreed that the Party of the Second Part shall not cut any timber on the premises sold except for his own domestic use, with the exception of the timber on the tract already staked out by the parties to this instrument, consisting of approximately three and one-half (3 1/2) acres.

IN WITNESS WHEREOF The parties hereto have set their hands and seals and caused this instrument to be executed in duplicate this 14th day of March, 1942. +