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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
CONTRACT AND BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS: that we, Ellen Owings, hereinafter known as seller, and Pinkney E. Mullinax, hereinafter known as purchaser, do covenant, bargain, and agree as follows:

1. The seller agrees to sell to the purchaser a certain lot and tract of land in the County of Greenville, State of South Carolina, in Greenville Township, and being all that piece, parcel and tract of land conveyed to the seller by C. F. Putman by deed dated September 27, 1933, and recorded in R.M.C. Office for Greenville County in Deed Book, Vol. 171 at page 117.

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2. It is agreed that the purchaser shall make the following repairs, alterations, and additions entirely at his own expense and shall complete this work on or before March 1, 1962:

- a. Install new porch sills and flooring.
- b. Paint the entire interior of the house.
- c. Sheet-rock the ceilings in five rooms.
- d. Build a new bathroom and completely install the plumbing therein.
- e. Rearrange the kitchen and install sink and cabinets.

3. It is agreed that the purchaser shall pay rent on the property at the rate of Thirty Dollars (\$30.00) a month, commencing September 15, 1961, and continuing each month until the above-described repairs and improvements have been completed or until March 1, 1962, should the work not be completed at that date. Should these repairs not be finished by March 1, 1962, this agreement shall terminate at the option of the seller, and the seller shall have the right to take immediate possession of the premises.

4. At the completion of the above-described alterations, the purchaser shall pay the sum of Three Thousand Five Hundred Dollars (\$3,500.00) to the seller. It is expressly understood that the rental payments hereinabove described in number 3. shall not be applied to this purchase price.

a. The purchaser shall have the right to obtain a first mortgage on the property, and the seller agrees to execute and deliver a good and sufficient warranty and deed to the purchaser and take a second mortgage on the property, provided that the second mortgage shall not exceed the sum of Fifteen Hundred Dollars (\$1,500.00) and that the entire monies received for the first mortgage

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