

1.00 ~~XX~~ *maie -*  
*Harold Hart*  
*112 Sunset Dr.*  
*Greer, S.C.*  
21224

JAN 19 10 47 AM 1966

BOOK 730 PAGE 337

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) BOND OF TITLE

This Contract made and entered into this 8th day of January 1966, by and between Gibbs & Williams, Inc., hereinafter referred to as the SELLER, and Carl E. Hart and H. Harold Hart, of the county and state aforesaid, hereinafter referred to as the PURCHASER:

For and in consideration of the mutual covenants herein expressed and the further consideration of One Dollar (\$1.00) by the Purchaser to the Seller, said receipt whereof is hereby acknowledged, the Seller agrees to sell and the Purchaser agrees to purchase that certain lot of land known as Lot No. 13 on a plat of property made for Grace W. ~~xxxx~~ Schilleter by H. L. Dunahoo, Surveyor, dated September 29, 1947, recorded in the RMC Office for Greenville County in Plat Book 3, at page 11, further known as 110 Sunset Drive, in Greer, S. C., payable as follows: Said consideration shall be \$1,300.00. \$1.00 dollar on delivery of this instrument, \$599.00 to be traded for signs by the Seller within 6 months from above date, at competitive prices, or Seller may demand any balance due in cash at the expiration of 3 months; balance of \$1,200.00 to be handled on Bond For Title by monthly payments of \$30.00 at 6 1/2% interest. Payments to begin February 1, 1966. Purchaser is to pay all taxes and insurance which shall become due from time to time, with taxes being pro-rated as of January 1, 1966.

After sufficient principal has been paid, this loan is to be placed with a lending institution, and the Purchaser agrees to pay the necessary costs incurred in closing said loan.

In the event the purchaser fails to make any payment on or before the time stated in the paragraph above, this instrument shall thereupon terminate at the option of the seller and any and all payments made by the purchaser prior thereto shall be forfeited by the purchaser to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the purchaser paying the consideration hereinabove expressed the Seller will execute and deliver to said purchaser, his heirs and assigns, good fee simple title by way of a general warranty deed.

THIS CONTRACT shall be binding on the parties hereto, their heirs and assigns.

IN WITNESS WHEREOF, we have set our hands and seal the day and year first above written.

*[Signature]*  
State of SC  
County of Greenville) Probate

Seller: GIBBS & WILLIAMS, Inc.  
*[Signature]*  
H. Harold Hart  
XXXXXXXXXXXXXXXXXX  
Carl E. Hart  
XXXXXXXXXXXXXXXXXX

I personally appeared the undersigned witness that (s)he saw the within named Grantor(s), Gibbs & Williams, Inc., and Carl E. Hart and H. Harold Hart as purchasers, sign, seal and deliver the written instrument for the uses and purposes therein mentioned, and that (s)he witnessed the execution thereof.  
Sworn to before me this 8th day of January 1966.  
*[Signature]*  
Notary Public for SC

Recorded January 19th., 1966 At 10:47 A.M. # 21224

File in Deed Book 831 Page 304