

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 GREENVILLE CO. S.C.
 BOND FOR TITLE
 APR 13 2 55 PM '72
 ELIZABETH RIDDLE
 R.M.C.

This agreement between Robert D. Waddell, hereinafter called Seller, and Jane Joyner, hereinafter called Purchaser, witnesseth:

That the Seller agrees to sell and the Purchaser agrees to purchase the following described premises:

ALL that certain parcel or tract of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of Highway No. 14 and on the West side of the South Tyger River, being shown as containing 4 acres, more or less, on a plat of property prepared for Mary F. Brown, by W. R. Williams, Jr., Surveyor, dated March 31, 1970, recorded in Plat Book _____, page _____, R. M. C. Office for Greenville County and having the following metes and bounds:

BEGINNING at an iron pin on the East side of Highway No. 14, said iron pin being S. 25-37 E. 17.8 feet from the Southwest corner of the Marvin Towery lot and running thence N. 67-35 E. 171.8 feet to an iron pin; thence N. 24-37 W. 201.9 feet to an iron pin on line of Turner, thence therewith, N. 73-20 E. 315 feet to an iron pin; thence S. 89-27 E. 112.3 feet to an iron pin on the West side of the South Tyger River; thence with the center of the South Tyger River as the line, the following traverse lines, S. 20-04 W. 120 feet, S. 6-54 W. 170.5 feet, S. 23-14 W., 170 feet and S. 9-19 E. 160 feet to an iron pin in the center of creek; thence with the center of said creek as the line, in a northwesterly direction 250 feet, more or less, to an iron pin on the East side of Highway No. 14; thence therewith, 314.5 feet to the point of beginning.

Total purchase price of the property is \$15,500.00, of which amount the sum of \$3,500.00 has been paid (receipt of which is hereby acknowledged). The balance of \$12,000.00 to be paid in monthly installments of \$250.00 each, ^{the first such payment to be made 30 days following the vacation of the premises by tenants presently occupying same,} beginning on the first day of October, 1972, and on the same day in each succeeding month until paid in full, with interest thereon from date at the rate of six per cent per annum, to be computed and paid monthly.

At such time as the balance of the purchase price has been reduced to \$3000⁰⁰, said property is to be conveyed by the Seller by a good and sufficient warranty deed conveying good and marketable title to the property, free and clear of liens and encumbrances. The then

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