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No. 137A BOND FOR TITLE TO REAL ESTATE W. A. Seybt & Co. Office Supplies Greenville, S. C.

R.M.C.

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The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, Joe A. Phillips
of state and county aforesaid; have agreed to sell to
Patrick G. Hawkins and Betty D. Hawkins a certain lot or tract

of land in the County of Greenville, State of South Carolina, Paris Mountain Township, known as
Lots # 46-47 & 48 plus an additional strip that reserved for a street but not deeded to the
~~xxx~~ county. This being in Rockview Heights Subdivision and apart of the property conveyed
to Joe A. Phillips by deed of Jerry A. Phillips dated Jan. 20, 1951 and being more fully
described by survey and plat made by T.T. Dill, I.S. # 104, dated April 17, 1957.
Description of overall boundary for the three lots and additional strip: BEGINNING on a
iron pin joint corners with George A. League and Batson (formerly Hill) properties and
running thence N. 0-15 W. 215.0 ft. with League line to iron pin, joint corner with lot # 50;
thence S. 79-00 W. approx. 400 ft. to a point about 25 ft. from Phillips ave., in line of
lot # 44; thence S. 13-42 E. 220.8 ft. to a iron pin, joint corner with lot #45; thence
N. 79-00 E. 353.0 ft. to a iron pin the beginning corner. More or less. Said property is

subject to all right-of ways, easements of record this date and also the Covenants of
Restrictions as recorded in Book 446, page 05, and Book 480, page 07, as recorded in R.M.C.
Office for Greenville County.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall

pay the sum of Seven Thousand Five Hundred and NO/100 Dollars in the following manner
a cash payment of \$400.00 on Nov. 1st, 1972; a cash payment of \$400.00 on Jan. 1st, 1973
a cash payment of \$100.00 on Feb. 1st, 1973; a cash payment of \$80.40 on Feb. 15th, 1973 and
a like payment of \$80.40 on the 15th day of each and every successive month thereafter
until paid in full. Payments first apply to interest and then to principal. See note

until the full purchase price is paid, with interest on same from date at 7 1/2% per cent, per annum
until paid to be computed and paid ^{monthly} ~~annually~~ and if unpaid to bear interest until paid at same rate as
principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceed-
ings of any kind, then in addition the sum of 10% of amount due dollars for attorney's fees, as is
shown by certain note of even date herewith. The purchaser agrees to pay all taxes while this
contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due I shall be discharged in law and equity from all liability to make said deed, and may
treat said Patrick G. Hawkins & Betty D. Hawkins as tenant.s. holding over after termination,
or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if
already paid the sum of total amount paid in dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hands and seals this 27th day of
October A. D., 19 72

In the presence of:

Wm. Williams Medaris
Ernie S. Landreth

Joe A. Phillips (Seal)
Patricia J. Phillips (Seal)
For Power Release