

APR 30 9 31 AM '73

Vol 973 Part 493

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

A.H.C.

The State of South Carolina }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: Philip J. Howard and Ann D. Howard

..... have agreed to sell to
Phillip J. Ledford and Rosa Ruth Ledford a certain lot or tract
of land in the County of Greenville, State of South Carolina, lying and being in Gantt Township,
being known and designated as Lot 25 on a plat of Cutler Ridge, near Greenville, South
Carolina, made by C. O. Riddle, Surveyor, dated November 25, 1962, and recorded in the
RMC Office for Greenville County in Plat Book YY, at page 107, reference being made to
said plat for a more particular metes and bounds description.

and execute and deliver a good and sufficient warranty deed therefor on condition that we shall
pay the sum of Thirty Five Hundred (\$3500.00) ----- Dollars in the following manner
\$300.00 as down payment, and monthly installments of \$49.89

until the full purchase price is paid, with interest on same from date at 8% per cent, per annum
until paid to be computed and paid 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 \$375.00 dollars for attorney's fees, as is
shown by the note of even date herewith. The purchasers 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 we shall be discharged in law and equity from all liability to make said deed, and may
treat said Phillip J. Ledford & Rosa Ruth Ledford as tenants holding over after termination,
or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if
already paid the sum of Nine Hundred (\$900.00) dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 28th day of
April A. D., 1973

In the presence of:

[Signature] *Phillip J. Howard* (Seal)
[Signature] *Ann D. Howard* (Seal)

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