

GREENVILLE CO. S. C.

Vol 1005 451

The State of South Carolina
COUNTY OF GREENVILLE

BOND FOR TITLE - BINDING UPON
SELLER'S HEIRS, DEVISES OR ASSIGNS

KNOW ALL MEN BY THESE PRESENTS: L. F. C. Bates, binding my heirs, devisees
and assigns ----- have agreed to sell to
William David Dunn and Tommie Owens Dunn, their heirs and/ a certain lot or tract

of land in the County of Greenville, State of South Carolina, on the east side of Mellon Street, in the
Village of S. Slater & Sons, Inc., at Slater, being known and designated as Lot No. 23 of
Block G as shown on plat of the Village of S. Slater & Sons, Inc., made by J. E. Surrine
& Co., Engineers, on July 10, 1940, which plat is recorded in the RMC Office for Greenville
County in Plat Book K, Pages 63, 64 and 65, and having according to said plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Mellon Street,
joint front corner of Lots Nos. 22 and 23 of Block G and running thence with line of Lot No.
22, N. 87-24 E. 125 feet to an iron pin; thence with the rear line of Lot No. 5 S. 2-37 E.
70 feet to an iron pin; thence with line of Lot No. 24 S. 87-24 W. 125 feet to an iron pin on
the east side of Mellon Street; thence with east side of Mellon Street N. 2-37 W. 70 feet
to the beginning corner.

This being the identical property conveyed to F. C. Bates by deed
of Teddy R. Addington, by deed dated January 5, 1950, and recorded in Deed Book 399
at page 531. This conveyance is subject to all restrictions, setback lines, roadways,

zoning ordinances, easements and rights of ways appearing on the property and/or of record.

General
and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Eight Thousand, Five Hundred and No/100/ (\$8,500.00) Dollars in the following manner

Two Hundred and No/100 (\$200.00) Dollars down on or before execution of this Bond for
Title; and payment thereafter at the rate of Seventy Five and No/100 (\$75.00) Dollars per
month, beginning July 17, 1974, and on the 17th day of each month thereafter,

until the full purchase price is paid, with interest on same from date at 8-1/2% per cent, per annum
until paid to be computed and paid ^{semi-annually} ~~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 a reasonable sum ~~dollars~~ ^{costs and expenses} for attorney's fees, as is

shown by their note of even date herewith. The purchasers agrees to pay all taxes while this
contract is in force, and to keep premises adequately insured. Any advances made for these
purposes by seller to be added to, and bear interest at same rate as unpaid principal.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due they shall be discharged in law and equity from all liability to make said deed, and may
treat said William David Dunn & Tommie Owens/ ^{Dunn} as tenant 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 Seventy Five and No/100 (\$75.00) ^{month} dollars per ~~year~~ for rent, or
by way of liquidated damages, or may enforce payment of said note. (SEE BACK)

In witness whereof, I have hereunto set my hand and seal this 16th day of
July A. D., 19 74

In the presence of:

Kathryn D. Cunningham F. C. Bates (Seal)
W. A. Seybt F. C. Bates (Seal)

91

X

0451

4328 RV-2