

RECORDED
GREENVILLE CO. S.C.
JUL 3 4 05 PM '75
DONNIE S. TALLEY
REC

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE

This contract made and entered into by and between
JASON HOMES CORPORATION
hereinafter referred to as the Seller(s) and JULIAN RAY PATE AND JULIA ANN PATE
hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of GREENVILLE, State of South Carolina, containing 3.55 ac. +, as shown on a plat for "Julian Ray Pate & Julia Ann Pate" prepared by Carolina Surveying Co., dated June 16, 1975 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin at the joint rear corner of property of Gaston & Evelyn Batson and other property of Julian Ray Pate and Julia Ann Pate and running thence with the line of Batson, N. 89-18 E., 128.3 feet to an iron pin on line of property of the McAlister (over)

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of TEN THOUSAND SIX HUNDRED FIFTY & 00/100 (\$10,650.00) Dollars for said lot(s) as follows: Four Hundred Thirty & 00/100 (\$430.00) paid herewith and the balance of \$10,220.00 to be paid over a period of eight (8) years at 8% interest per annum in monthly payments of \$144.48 with the first payment due September 1, 1975. It is further understood that this property is being purchased subject to a mortgage to South Carolina National Bank, recorded in the RMC Office for Greenville County in mortgage book 1269 at page 575. That Seller is obligated to pay said mortgage and as part of this agreement will hold the payments received from the Purchasers herewith in Trust (over)

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lots from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly installment is in arrears and unpaid for a period of 30 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the first day of July, 1975.

In the presence of:
Robert L. Wylie (SEAL)
Linda L. Wylie (SEAL)
(Seller) JASON HOMES CORPORATION (SEAL)
(Seller) By: Ross M. Gray Pres. (SEAL)
(Seller's Wife) (SEAL)
(Purchaser) Julian Ray Pate (SEAL)
(Purchaser) Julia Ann Pate (SEAL)

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Personally appeared before me Barbara M. Thompson and made oath that he saw the within named Jason Homes Corporation, by its duly authorized officer, Julian Ray Pate and Julia Ann Pate

sign, seal and as their act and deed deliver the within written Bond for Title, and that he, with Robert L. Wylie, Attorney witnessed the execution thereof.

Sworn to before me this 1st day of July, 1975
Robert L. Wylie (SEAL)
Notary Public for South Carolina
My commission expires: 9/11/78

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