

BOND FOR TITLE TO REAL ESTATE

The State of South Carolina  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUN 9 11 03 AM '78  
DOUGLAS STANFORD  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Luc C. Raeckelboom and Cecil B. Raeckelboom have agreed to sell to Emerson Ward and Marcella M. Ward a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville, on the northwest side of Lockwood Avenue, being known and designated as Lot No. 69 as shown on a plat prepared by Woodward Engr. Co., dated September, 1955, entitled "Elletson Acres, Section A," and recorded in the RMC Office for Greenville County, S.C., in Plat Book EE at Page 16, and having according to a more recent survey prepared by Piedmont Engineering Service, dated June 20, 1957, entitled "Property of Hugo Baldelli and Helen E. Baldelli," recorded in Plat Book NN at Page 109, such metes and bounds as are more fully shown therein. and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Forty-eight Thousand (\$48,000.00) Dollars in the following manner Thirty-six Thousand (\$36,000.) Dollars paid down this date and the balance of Twelve Thousand (\$12,000.00) Dollars due and payable on or before September 1, 1978.

until the full purchase price is paid, with interest on same from date at n/a 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 proceedings of any kind, then in addition the sum of fifteen (15%) percent ~~of the~~ for attorney's fees, as is shown by their note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. Taxes to be pro-rated.

Possession shall be September 1, 1978.

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 they treat said as tenant holding over after termination, or contrary to the terms of lease and shall be entitled to claim and recover, or retain if already paid the sum of Dollars per year for rent, or by way of liquidated damages, for any enforced payment of said rent.

In witness whereof, we have hereunto set our hands and seals this 7th day of June A. D., 1978.

In the presence of:

*Luc C. Raeckelboom* (Seal)  
Luc C. Raeckelboom (seller)  
*Cecil B. Raeckelboom* (Seal)  
Cecil B. Raeckelboom (seller)  
*Emerson Ward* (SEAL)  
Emerson Ward (purchaser)  
*Marcella M. Ward* (SEAL)  
Marcella M. Ward (purchaser)

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