

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
3 22 3 47 PM '79
DONNIE S. TANNER, CLERK

This contract made and entered into by and between Delmas L. and Betty Jean Taylor
hereinafter referred to as the Seller(s) and Johnny M. Matthews and Julie Matthews
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, tract of land according to property of W. H. and Frances Reynolds as recorded in Plat Book TT, Page 13 and more recent deed in Deed Book 1043, Page 135.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Seven Thousand Five Hundred and no/100 Dollars for said lot(s) as follows: \$1,000.00 down at the signing of this Bond for Title and the balance of \$6,500.00 in monthly installments of \$150.00 beginning March 30, 1979 and due on the same date of each month thereafter until paid in full with interest at the rate of 10% per year on the unpaid balance.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) 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 60 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. In the event of default by the purchasers the sellers herein will send a return receipt, certified letter to terminate this Bond for Title of record in the RMC Office for Greenville County. 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 covenants thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20 day of February, 1979

In the presence of:

Jerry Reynolds

(Seller) DELMAS L. TAYLOR (SEAL)
(Seller) BETTY JEAN TAYLOR (SEAL)
(Seller's Wife)
(Purchaser) JOHNNY M. MATTHEWS (SEAL)
(Purchaser) JULIE MATTHEWS (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Jerry Reynolds and made oath that he saw the within named Delmas L. and Betty Jean Taylor Johnny M. and Julie Mathis

sign, seal and as their act and deed deliver the within written Bond for Title, and that he, with Debra Jean Hare witnessed the execution thereof.

Sworn to before me this

20 day of February, 1979

(SEAL)
Notary Public for South Carolina
My Commission Expires: 6/31/86

RECORDED

4328 RV-2