

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

S. C. BOND FOR TITLE

This contract made and entered into by and between B & C Properties-----hereinafter referred to as the Seller (s) and William P. Hunt-----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 or land situate, lying and being in the County of Greenville, State of South Carolina, #15, Fifth Avenue, Poe Mill, Greenville, South Carolina

In consideration for said premises, the Purchaser agrees to pay the Seller a total of Eight Thousand Five Hundred and no/100-----Dollars for said property as follows: \$1,125.00 at closing with difference in interest only payment at 11% on the balance of \$7,375.00 in the amount of \$46.67 for the balance of June, \$68.90 for July and \$17.78 for the first 8 days of August; \$1,125.00 principal to be paid on August 9, 1980; interest payments at 11% on the outstanding balance of \$6,250.00 on the 9th of each month thereafter through December 9, 1982 in (OVER)

It is understood and agreed that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller with a copy of insurance policy.

In the event any due installment is in arrears and unpaid for ___ days this contract shall, at the option of the Seller, there-upon 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 set forth above, the Seller does hereby agree to execute and deliver to the Purchaser a good, fee simple, general warranty deed to said property with dower renounced thereon. Any title defects or encumbrances to be cleared at the expense of the Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. This contract is binding upon the undersigned and their respective heirs, executors, administrators and assigns.

In witness whereof, we have hereunto set our hands and seals this 10th day of June, 1980.

IN THE PRESENCE OF:

James P. Elliott (Signature)

Robert C. Gault (SEAL)
B & C PROPERTIES (SEAL)
William P. Hunt (SEAL)
WILLIAM P. HUNT (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Seller (s) and Purchaser (s) sign, seal and as their act and deed deliver the within Bond for Title and that (s)he with the other witness subscribed witnessed the execution thereof.

SWORN to before me this 10th day of June, 1980.
James P. Elliott (SEAL)
Notary Public for South Carolina
My Commission Expires: 1-10-89

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