

FILED
S. C.
JUN 22 1981
SLEY

1143-760

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS: That A and D Investment Properties, Inc., hereinafter Seller has agreed to sell to Robert A. Byers, Sr., and Frances C. Byers hereinafter Purchaser, a certain lot or tract of land in the County of Greenville, State of South Carolina, ALL my interest in and to all those pieces, parcels, or lots of land with the improvements thereon, situate, lying and being in or near the city of Greenville, County of Greenville, State of South Carolina, and being more particularly described as Lot Nos. 219, 220, as shown on a plat entitled "Survey for Donald L. Kelley, Et Al" prepared by C. O. Riddle, RLS, dated September 4, 1979, and recorded in the RMC Office for Greenville County, S. C. in Plat Book ____ at page ____ reference being craved hereto to said plat of exact metes and bounds of the respective lots, and execute and deliver a good and sufficient warranty deed therefor on condition that Purchasers shall pay the sum of Eight-thousand and no/100ths Dollars (\$8,000.00) in the following manner—Five-hundred and no/100ths (\$500.00) Dollars cash, receipt of which is acknowledged by Seller, balance to be paid over a three year period with interest of 12% per annum to begin 6 months from date in monthly installments of principal and interest until the full purchase price is paid, 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 two-hundred dollars for attorney's fees, as is shown by Purchaser's note of even date herewith. The Purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Purchasers as tenants holding over after termination, or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies paid per year for rent, or by way of liquidated damages, or may enforce payment of said not.

In witness whereof, Jud have hereunto set our hand and seal this 2nd day of March, 1981.

In the presence of:

W. Edwin Church (SEAL)
William Lee (SEAL)
W. Edwin Church

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