

528
3432
1842

528.00
6347.00
6875.00
3437.00

State of South Carolina,
County of Greenville.

Bond for Title

This indenture, made between J. L. Morton party of the first part, and John H. Sullivan party of the second part, witnesses:

That the party of the first part for and in consideration of the sum of Five hundred and twenty-eight (\$528.00) dollars, to him ~~paid~~ paid this day, the receipt of which is hereby acknowledged and the further consideration of the sum of Six thousand Three hundred and forty-seven (\$6,347.00) dollars to be paid by the party of the second part in five equal annual installments beginning on the first day of January 1922, with interest thereon at the rate of eight (8%) per cent from the first day of January A. D. 1921. It being the agreement and understanding between J. L. Morton party of the first part, and John H. Sullivan party of the second part that interest on the total amount of the unpaid proportion shall be paid annually on the first day of January A. D. 1922 and on each succeeding first day of January until the total indebtedness owed by John H. Sullivan party of second part unto the party of the first part J. L. Morton shall have been paid in full. It is further agreed and understood that the party of the second part shall have the privilege and right to anticipate the payment of the unpaid proportion of the obligation herein assumed by giving to the party of the first part thirty (30) days notice in writing of his intention to make full and final settlement, the party of the first part does hereby lease unto the party of the second part all that certain piece, parcel or tract of land situate, lying and being in Greenville County just off the Fork Shoals road about fourteen miles south of the City of Greenville containing sixty eight and three fourths (68 3/4) acres more or less and adjons lands of J. D. Hopkins, and Walter Sweney, and being the same tract of land purchased by the party of the first part J. L. Morton from S. F. Hellett during the year 1919, and being more particularly described as follows:

(On next page)

That certain tract of land situated in Oak Lawn Township Greenville County and State of South Carolina and having the following metes and bounds:

Beginning at stone on creek, and running thence S. 87° E. 52.70 to stone along line of Hopkins; thence S. 45 1/2 W. 8.00 thence S. 28 3/4 W. 13.40 thence W. 7.00 thence S. 6.00 to branch thence along branch S 67 1/2 W. 3.75; thence S. 7 1/2 E. 7.20; thence S 79 W. 11.00; thence N. 26 1/8 W. 10.80; thence N. 74 1/8 E. 8.00 to branch, said branch be in Reedy Fork Creek; thence along said creek north west 27.00 to beginning corner, be in the same tract of land conveyed to me, J. L. Morton, party of the first part by S. F. Hellett by his deed dated December 31, 1919, and recorded in Vol. 63, at page 140 in the Office for R. M. C. Greenville County.

In the event of the non-payment of any of the above mentioned annual sums for a period of ninety (90) days and the repayment of twenty-five (\$25.00) dollars to the party of the second part liquidated damages, then this contract shall become null and void and the party of the first part shall have the right to repossess himself of the above described tract of land immediately.

Whenever the whole amount herein stipulated on this lease shall be paid then the party of the first part agrees and does hereby bind himself, his heirs, administrators, executors and assigns to make a good and warrantly deed to the property above described in fee simple to the party of the second part. The party of the second part hereby accepts the lease of the above described property upon the terms herein set fourth, and when the sum of money due by the party of the second part to the party of the first part shall have been reduced to the sum of Five thousand (\$5,000.00) dollars or any lesser amount the party of the first part agrees and binds himself, heirs and assigns to execute and deliver a deed to the above described tract of land to the party of the second part his heirs, or assigns, and the party of the second part agrees to execute and delivered to the party of the second part his heirs or assigns a purchased money mortgage conveying the above described land to the party of the first part his heirs or assigns by the party of the second part