

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS That I, Mary E. Wilson, have agreed to sell to G. T. Vaughn a certain tract of land in the County of Greenville, State of South Carolina, with the following metes and bounds, to wit:

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing 18 acres, more or less and being more particularly described as follows:

BEGINNING at an iron pin on line of Pepper brothers and running N. 79.30 W. 530 to stake; thence S. 18.30 W. 1220 to persimmon; thence N. 78.10 E. 11.60 to stone; thence N. 47 W. 447 to stone; thence N. 12 E. 503 to iron pin on the beginning corner, adjoining lands of Pepper brothers on the north Grace Pepper on the East; J. H. Charles estate on the south and W. A. Cason on the west and being a portion of a 117 acre tract of land conveyed to W. A. Cason, Louie Cason, Mary Wilson, Wade Cason and Arthur Cason by E. Inman, Master on the 24th day of March, 1915; said deed being recorded in the R. M. C. Office at Greenville, S. C. in Vol. 14, page 354.

and execute and deliver a good and sufficient warranty deed therefor on condition that G. T. Vaughn shall pay the sum of TWO HUNDRED AND NO/100 (\$200.00) DOLLARS on the first day of December, 1942, and TWO HUNDRED AND NO/100 (\$200.00) DOLLARS on each succeeding December, 1st until the sum of THIRTEEN HUNDRED AND FIFTY AND NO/100 (\$1350.00) DOLLARS has been paid; receipt of THREE HUNDRED AND NO/100 (\$300.00) DOLLARS is hereby acknowledged, and it is further agreed that when the sum of EIGHT HUNDRED (\$800.00) Dollars is paid, Mary E. Wilson will deliver a good and sufficient warranty deed to the said premises. However, it is agreed and made a part of this contract that the Purchaser is to pay all taxes when due, Insurance is to be carried in the amount of EIGHT HUNDRED (\$800.00) DOLLARS on said property and to be assigned to the Seller, Mrs. Mary E. Wilson, until the full amount of this contract has been complied with. However, in the event of a fire loss, the amount so collected from the insurance company shall be applied on the principal due the Seller, and that the Purchaser shall be given credit for the amount so collected on said insurance policy.

Purchaser agrees further that he will not haul or allow to be hauled away any timber thereon for the purpose of selling said timber. It is agreed, however, that he shall have the right to cut timber for the purpose of constructing or erecting houses or barns on said property or premises.

It is further agreed that the Purchaser is to pay interest from date at the rate of Six (6%) 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 a reasonable amount is to be paid for attorney's fees.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, Mary E. Wilson shall be discharged in law and equity from all liability to made said deed, and may treat said G. T. Vaughn as tenant holding over after termination or contrary to the terms of his lease, and shall be entitled to claim and recover or retain if already paid all monies paid to Seller on this contract.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of October, 1941.

WITNESSED:

Geraldine Welch  
 Hubert E. Nolin

Mary E. Wilson (SEAL)

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

Personally appeared before me Geraldine Welch, who says on oath that she saw Mary E. Wilson sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that she with Hubert E. Nolin witnessed the same.

SWORN to before me this  
 20th day of October, 1941.

Hubert E. Nolin (L.S.)  
 N. P. for S. C.

Geraldine Welch

S. C. Stamps Cancelled 32¢

Recorded October 22nd, 1941, at 9:56 A.M. #15365 BY:N.S.