

1951 9 23 AM

STATE OF SOUTH CAROLINA :  
 COUNTY OF GREENVILLE : BOND FOR TITLE TO REAL ESTATE.

KNOW ALL MEN BY THESE PRESENTS, That I, E.F. Dickerson, have agreed to sell to Eugene A. Hemphill a certain lot or tract of land in the City of Greer, Chick Springs Township of Greenville County, South Carolina, lying just northwest of the Brushy Creek Road and on the West side of Grace Street, being all of lots Nos. 4, 5 and 6 and the eastern portion of No. 33 on a plat of property made for Grace W. Schilletter by H.L. Dunahoo, Surveyor, dated September 29, 1947, having the following courses and distances:

BEGINNING on an iron pin on the western edge of Grace Street, joint front corner of lots Nos. 6 and 7 on said plat, and runs thence with the common line of said lots in a westerly direction 150 feet to an iron pin, joint corner of lots Nos. 6, 7, 32 and 33 on said plat; thence with the common line of lots Nos. 32 and 33 S. 73.58 W. 115 feet to a point on line of these two lots; thence a new line in a southerly (slightly southeasterly) direction to a point on the common line of lots Nos. 33 and 34, which point is exactly 75 feet S. 73.58 W. of the joint corner of lots Nos. 3, 4, 33 and 34; thence with the common line of lots Nos. 33 and 34 N. 73.58 E. 75 feet to a stake, joint corner lots 3, 4, 33 and 34 on said plat; thence with the common line of lots Nos. 3 and 4 in an easterly direction, (slightly southeasterly) 166 feet to a stake on the western edge of Grace Street N. 3.00 W. 150 feet to the beginning corner.

And I have further agreed to execute and deliver to the said Eugene A. Hemphill a good and sufficient warranty deed for the above property, with dower properly renounced, on the condition that he shall pay therefor the sum of Seven Thousand Five Hundred (\$7,500.00) dollars, in the following manner: \$500.00 cash, with delivery of this instrument, receipt thereof being duly acknowledged, with monthly payments of \$100.00 each hereafter, the first of which shall be due on October 10, 1951 and to continue on the 10th day of each successive month thereafter until the balance of \$7,000.00 is reduce to \$5,000.00 and all interest paid, all of which is set forth in promissory note of even date herewith. (The said Eugene A. Hemphill is given the right and option to make additional payments from time to time as he may desire). Upon reducing the balance of the purchase price to \$5,000.00, with all interest paid, I agree to execute to the said Eugene A. Hemphill, or his heirs and assigns, my warranty deed, conveying to him said property in fee simple and free from encumbrances, upon his executing in my favor his promissory note and purchase money mortgage over the premises covering the deferred balance, said note and mortgage to bear interest at six per cent. per annum and to provide payments of \$75.00<sup>MONTHLY</sup> until principal and interest are paid in full, failure to make said payments when due to render entire unpaid balance due and owing at my option, and providing for a reasonable attorney's fee in case of collection by an attorney.

It is understood and agreed that I, the said E.F. Dickerson, shall pay all taxes on said property for the year 1951 and any unpaid prior years; that commencing with the year 1952, the said Eugene A. Hemphill shall keep all taxes paid on the premises, and commencing from this date, the said Eugene A. Hemphill shall keep the buildings on the premises insured against loss by fire, windstorm and other hazards, for my benefit, in a company or companies acceptable to me and shall pay all premiums due thereon.

It is agreed that time is of the essence of this contract, and if said payments are not made when due, I shall be discharged