

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: that I, John H. Lee, have agreed to sell to Earl G. Gamel and Bertie Gamel a certain lot or tract of land in the County of Greenville, State of South Carolina, near the City of Greenville, in a subdivision known as Sylvan Hills, on the Southern side of Collinson Road, being known as Lot No. 82 of Sylvan Hills Subdivision, plat of which is recorded in the R. M. C. Office for said County and State in Plat Book "S" at Page 103, which was conveyed to John H. Lee by W. A. Hammond on April 5, 1952, recorded in said R. M. C. Office in Deed Book 454 at Page 179, and execute and deliver a good and sufficient warranty deed therefor on condition that Earl G. Gamel and Bertie Gamel shall pay the sum of Sixty-Nine Hundred and Fifty...(\$6950.00)..Dollars in the following manner:

\$450.00 in cash, receipt of which is hereby acknowledged, and \$60.00 per month, beginning on June 6, 1952, and a like amount on the 6th day of each month thereafter, with interest on same from date at six (6%) per cent, payable monthly and including the above stipulated monthly payment, until the sum of \$1000.00 is paid, at which time the said John H. Lee agrees to execute a good fee simple deed to said parties upon the assumption by them of the balance due on the mortgage then existing to the Fidelity Federal Savings and Loan Association and upon the execution of the proper second mortgage to cover the difference in the balance due to said John H. Lee and the Fidelity Federal Savings and Loan Association mortgage as herein provided, total monthly payments to be made on both mortgages not to exceed the amount of \$60.00 per month, 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 ten (10%) per cent for attorney's fees, as is shown by our note of even date herewith. The purchasers agree to pay all taxes and insurance while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, John H. Lee shall be discharged in law and equity from all liability to make said deed, and may treat said Earl G. Gamel and Bertie Gamel as tenants holding over after termination or contrary to the terms of a lease, and shall be entitled to claim and recover, or retain if already paid whatever amount has been paid for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 6th day of May, 1952.

In the presence of:

Leand E. Wooten

Betty Ashworth

John H. Lee (SEAL)

Earl G. Gamel (SEAL)

Bertie Gamel (SEAL)

For Assignment See Deed Book 478 Page 165