

State of South Carolina.
County of Greenville.

Bond For Title Of Real Estate.

KNOW ALL MEN BY THESE PRESENTS That I J.A. Barry, Sr. of Fountain Inn, S.C. have agreed to sell to Geo.M. Holcombe and Wife Rachel G. Holcombe a certain lot or tract of land in the County of Greenville, State of South Carolina, All that piece, parcel or lot of land with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, known as lot No. 53 Section 1 of Village Homes, F.W. Poe Manufacturing Co. Subdivision, in accordance with a Plat prepared by Dalton and Neves, recorded in Plat Book "Y", page 26 through 31, R.M.C. Office for Greenville County, and having the following metes and bounds to wit:

Beginning at an iron pin on the Western intersection of Second Street and "D" Street and running thence along "D" Street S. 48-52 W. 70 feet to an iron pin; thence N. 41-14 W. 77.7 feet to an iron pin; thence N. 49-26 E. 70 feet to an iron pin on Second Street; thence along Second Street S. 41-14 E. 76.8 feet to an iron pin; being the point of beginning. Being the same property conveyed to grantor by deed recorded in Deed Book 698, Page 375 R.M.C. Office of Greenville County, May 19, 1962 by Ella S. Masters.

The Grantor herein does hereby agree to execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Forty-Five Hundred (\$4500.00) Dollars in the following manner; Seven Hundred (\$700.00) Dollars in cash receipt whereof is hereby acknowledged and a balance of Thirty-Eight (\$3800.00) Hundred Dollars to be paid over a period of Ten (10) Years with interest, taxes and insurance added to the monthly payments, making a total of monthly payments of \$45.53 per month for a total of 120 months from April 1, 1963 to April 1, 1973, unless paid in full sooner. If taxes and insurance should increase as time goes by any increase in these rates shall be added to the monthly payments. These payments shall be paid until the full purchase price is paid, with interest on same from the date of April 1, 1963 at the rate of 6%, which interest is figured in #### and added to the monthly payments as designated above. Should any of these payments not be made when due these payments will be added to the principal and bear interest at the same rate as the 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 10% will be added for attorneys fees as is shown by their note of even date herewith. The purchasers have agreed to pay all taxes and insurance premiums while this contract is in force. A rider will be placed upon the insurance policy to protect the interests of the purchasers to the extent of any payments they may have made should the house on the premises be burned while they are making these payments. Should the purchasers wish to re-finance this paper or pay this obligation in full at any time they will be at liberty to do so whenever they so desire.

It is agreed that time is of the essence and if said payments are not made when due Grantor, he shall be discharged in law and equity from all liability to make said deed, and may treat said Geo.M. Holcombe and Rachel G. Holcomb as tenants holding over after termination, or contrary to the terms of Grantors lease and shall be entitled to claim and recover, or retain if already paid the sum of \$480.00 (Four-Hundred and Eighty Dollars) per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In Witness Whereof they have hereunto set their hands and seals this ___ day of March A.D. 1963.

In The Presence Of:

Lucy Ware

Patricia Ware

J.A. Barry Sr. (SEAL)

Rachel G. Holcombe (SEAL)

George M. Holcombe (SEAL)
his mark

FILED
GREENVILLE CO. S. C.
MAR 8 11 55 AM 1963
OLLIE FAY WORTH
R.M.C.

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