

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF GREENVILLE

This contract made and entered into by and between Dr. Joseph E. Crosland

hereinafter referred to as the Seller(s) and James William Durham

hereinafter referred to as the Purchaser(s).

FILED
MAR 14 10 45 AM 1964
CLERK OF COURTS
GREENVILLE S.C.
COLLECTOR
R.M.C.

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, fronting on Saluda Lake and being known as Lot No. 2 on Saluda Lake Road, fronting thereon 130.7 feet, more or less, having a depth of 130 feet, more or less, on one side and 352.4 feet more or less on the other, with lake frontage of 143.7 feet.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Thirty-Five Hundred (\$3,500.00) Dollars for said lot(s) as follows: \$500.00 Down-payment, and Three Thousand (\$3,000.00) Dollars on or before May 15, 1964.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly installment is in arrears and unpaid for a period of 30 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 12th day of March, 1964.

In the presence of:

Michael J. ...
Norma S. Grahl

(Seller) *Dr. Joseph E. Crosland* (SEAL)
Dr. Joseph E. Crosland
(Seller) _____ (SEAL)
(Seller's Wife) *Mary H. Crosland* (SEAL)
Mary H. Crosland
(Purchaser) *James William Durham* (SEAL)
James William Durham
(Purchaser) _____ (SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Personally appeared before me Norma S. Grahl and made oath that he saw the within named Dr. Joseph H. Crosland, Mary H. Crosland and James William Durham,

sign, seal and as their act and deed deliver the within written Bond for Title, and that he, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this

12th day of March, 1964

Michael J. ... (SEAL)
Notary Public for South Carolina

Norma S. Grahl

Recorded March 14, 1964 At 10:46 A.M. # 26114