

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE TO REAL ESTATE

OLLIE F. FORTNORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: That William I. Bouton, hereinafter referred to as SELLER, agrees to sell to Orrs, Inc., hereinafter referred to as BUYER, and said Buyer hereby agrees to purchase upon the terms set out below, the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, designated as Lot No. 65 and a portion of Lot No. 66 on a plat of property recorded in Plat Book "E" at Page 153, at the intersection of Augusta Road and Club Drive, with 77.88 feet on Augusta Road and 193.2 feet on Club Drive, said property being fully described in Deed Book 581 at Page 21.

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FILED
GREENVILLE CO. S.C.

The the Seller agrees to execute and deliver a good and sufficient warranty deed for said premises on condition that the Buyer pay the sum of \$23,000.00 in the following manner:

To be paid in equal monthly payments of \$170.52, first applied to interest and balance to principal, beginning on June 1, 1965, and \$170.52 on the first day of each month thereafter until the principal sum of \$8,000.00 plus any interest due has been paid on the agreed purchase price, at which time the property will be refinanced in the name of the Buyer, and the Seller will be paid the balance due of \$15,000.00 principal plus any interest due, with interest on said purchase price from date at the rate of six per cent per annum to be computed and paid monthly, any unpaid interest to bear interest at the same rate as principal, and in the event said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition thereto all costs and a reasonable amount for an attorney's fee, as is shown by the Buyer's note of even date herewith.

It is agreed that the Buyer shall pay the purchase money in the manner set forth herein, and shall in the meantime pay all taxes on, and assessments now or hereafter made against said property, and that said Buyer shall insure the building on the premises for not less than \$15,000.00 in a company acceptable to the Seller, and the Buyer shall keep the same insured from loss or damage by fire and wind storm during the continuation of this contract, and make loss under the policy of insurance payable to said Seller as his interests may appear; and further that said Buyer shall maintain liability insurance on said premises to protect both the Buyer and the Seller in a sufficient amount agreed upon, and that further the Buyer shall keep and maintain the building on said property in good and substantial repair; and further that the Buyer shall, in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, pay to the Seller on the first day of each month beginning October 1, 1964, until said note is fully paid, as a deposit with the Seller an agreed amount to cover the taxes, special assessments (if any) and hazard insurance premiums, and the Seller agrees to render to the Buyer a true accounting of said deposits annually; and further that in the event said Buyer shall at any time fail to pay said taxes and assessments, or to insure or to repair said building on the property, then the said Seller may cause the same to be paid, insured or repaired as above provided and be reimbursed for the expenses of such, which shall be added to said debt and bear interest at the same rate under this contract.

It is further agreed that the Seller shall, upon completion of said payment or payments as set forth herein, execute and deliver to the Buyer a good and sufficient deed in fee simple of the land above described, free of all liens by way of mortgage or judgment, except for such liens and encumbrances as may have been brought about by the fault of the Buyer, then this contract is to be void and of no effect, otherwise to remain in full force.

(Continued on next page)

Cancelled and rescinded this 27th day of January, 1965
Wm's Inc.
Witness:
James J. Johnson III By: *L. Richard Orr*
Frank G. McQueen Jr. and *Jacqueline E. Orr*
Secretary - Treasurer

NOTARIES AND CANCELLED OF RECORD
27th DAY OF JANUARY 1965
Ollie Fortnorth
NOTARY FOR GREENVILLE COUNTY, S.C.
3:45 P.M. NO. 21167