STATE OF SOUTH CAROLINA)
) BOND FOR TITLE
COUNTY OF GREENVILLE)

This Agreement entered into this the 16th day of February, 1965, by and between Wade H. Ridgeway, of Greenville, S. C., hereinafter referred to as Seller, and Edgar R. Thurston, and Zelda L. Thurston, of Greenville, S. C., hereinafter referred to as Purchaser,

WITNESSETH:

That the Seller agrees to sell, and the Purchaser agrees to buy for a total consideration of $ 3,750.00, the following described property:

"All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 86, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the Office of the R. M. C. for Greenville County in Plat Book QQ at page (s) 56 to 59. According to said plat the within described lot is also known as No. 14 Hatch Street and fronts thereon 76.5 feet."

It is agreed between the parties hereto that the total consideration above stated shall be paid by the Purchaser to the Seller in the following manner:

$ 200.00 being paid by the Purchaser to the Seller herein with the signing of these presents, the receipt of which is hereby acknowledged, and the balance of $ 3,550.00 to be paid as follows: $ 40.00 on the first day of March, 1965 and $ 40.00 on the first day of each and every succeeding calendar month thereafter until the balance is paid in full, together with interest thereon from date at the rate of six (6%) per centum per annum to be computed and paid semi-annually; at such time as the entire balance has been paid in full, together with interest as provided herein, the Seller agrees to execute and deliver to the Purchaser a good and sufficient title, in fee simple, to the above described property, free and clear of all liens and encumbrances of record, except for restrictions and reservations contained in the deed of Abney Mills as affects this property.

In addition to the above mentioned monthly payments, the Purchaser agrees to promptly pay all real estate taxes, including 1965 taxes, fire insurance, and other assessments against the within described property while this contract is in force. Should the Purchaser fail to pay taxes and insurance, the Seller, at his option, may pay

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