

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OCT 30 3 30 PM 1967

BOOK 831 PAGE 513

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS That we, T. A. ROE, JR., Individually and as Executor and Trustee, and THE PEOPLES NATIONAL BANK, as Executor and Trustee have agreed to sell to JOHN D. BURTON and EDNA L. BURTON a certain lot or tract of land in the City of Greenville, County of Greenville, State of South Carolina, on the North side of Gower Street, being shown as all of Lot No. 17 on plat of property of Marian B. Leach, prepared by J. N. Southern, L.S., June 21, 1907, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A, page 159, said lot fronting the North side of Gower Street 60.4 feet, being 60 feet across the rear and having a depth on both the East and West sides of 219 feet, and being the same conveyed to the late T. A. Roe by deed of F. W. Green recorded in Deed Book 166, page 441, said R.M.C. Office, and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of SIX THOUSAND AND THREE HUNDRED (\$6,300) DOLLARS in the following manner, Equal monthly payments of \$63.00 each, on the first day of each and every month until paid in full; the first of such payments to start December 1, 1967, and with payments applied first to interest, balance to principal until the full purchase price is paid, with interest on same from November 1, 1967, at Seven (7%) per cent, per annum, until paid to be computed and paid monthly 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 Fifteen (15%) per centum for attorney's fees, as is shown by their note of even date herewith. The purchasers agree to pay all taxes while this contract is in force, with taxes for the year 1967 being pro-rated as of November 1, 1967.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the sellers shall be discharged in law and equity from all liability to make said deed, and may treat the said John D. Burton and Edna L. Burton as tenants holding over after termination, or contrary to the terms of their lease and the Sellers shall be entitled to claim and recover, or retain if already paid the sum of

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