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GREENVILLE CO. S. C.
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NO. 887 VOL. 383

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R.M.C.

BOND FOR TITLE TO REAL ESTATE

NOW ALL MEN BY THESE PRESENTS: Herbert M. Mull and Myrtle W. Mull have agreed to sell to Raymond Taulbee and Helen Taulbee a certain lot or tract of land in the County of Greenville, State of South Carolina, and being a portion of Lot #35 of a plat of Riverside Farms appearing in Plat Book K at pages 101 and 103 in the R.M.C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at a point 255.9 feet south of Sumter Street S. 49-42 E. 168 feet to an iron pin; thence S. 48-30 W. 183.3 feet to an iron pin; thence N. 51-48 W. 54.5 feet to an iron pin; thence N. 53-00 W. 60 feet to an iron pin; thence N. 31-52 E. 189.2 feet to the point of beginning

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Five Thousand and no/100 (\$5,000.00) Dollars in the following manner on equal monthly installments of Forty-Two and 20/100 (\$42.20) Dollars commencing on May 1, 1970, and on a like date of each month thereafter until the full purchase price is paid, with interest on same from date at six per cent, per annum until paid to be computed and paid annually, 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 a reasonable amount 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 commencing as of January 1, 1970, and to keep fire insurance on the above described premises in an amount at least equal to the balance due the sellers on this contract.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due or insurance is not obtained in accordance with the provisions of this contract, the sellers shall be discharged in law and equity from all liability to make said deed, and may treat said Raymond Taulbee and Helen Taulbee as tenants holding over after termination, or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if already paid the sum of Five Hundred Fifty and no/100 (\$550.00) Dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

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