

RECORDING FEE

PAY \$

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

Vol 1004 309

BOND FOR TITLE

7 9 9 1974

RONALD BANKERSLEY

This contract made and entered into by and between Leonard H. Grant

hereinafter referred to as the Seller(s) and Charles M. Marah and Noriko Marah

hereinafter referred to as the Purchaser(s).

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, being known and designated as 11.53 acres on a plat prepared by John T. Woods, for Leonard H. Grant, in August, 1970, with the following metes and bounds: BEGINNING at a nail and bottle top in the center of Hillside Church Rd., joint front corner of Grant & Vaughn; running thence N. 58-00 W. 54.4 ft. to an iron pin; thence N. 58-00 W. 1579.60 ft. to an iron pin; thence S. 20-15 E. 299.5 ft. to an iron pin; thence S. 45-05 E. 1408.3 ft. to an iron pin; thence continuing S. 45-05 E. 25 ft. to a nail and bottle top in the center of said Hillside Church Rd; thence running with the center of said Road N. 32-00 E. 504 ft. to a nail and bottle top, the point of beginning.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Eleven Thousand Two Hundred & no/100 (\$11,200.00) Dollars for said lot(s) as follows: Three Thousand Four Hundred & No/100 (\$3,400.00) Dollars at closing, with the remaining Seven Thousand Eight Hundred & No/100 (\$7,800.00) Dollars to be paid in five (5) equal annual installments beginning on or before August 1, 1975 and continuing on the 1st day of August of each year thereafter with interest at eight (8%) per cent per annum to be computed on the unpaid balance until paid in full. Seller further agrees to grant Purchasers 60 days to increase the down payment and thereby reduce the balance due; and also, Purchasers shall have the right to pay off the balance due with accrued interest at any time without penalty.

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 23rd day of

July, 1974

In the presence of:

Baety O. Gross Jr. Janet Shelton

(Seller) Leonard H. Grant (SEAL)

(Seller) (SEAL)

(Seller's Wife) Jennie H. Grant (SEAL)

(Purchaser) Charles M. Marah (SEAL)

(Purchaser) Noriko Marah (SEAL)

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Personally appeared before me Janet Shelton and made

oath that he saw the within named Leonard H. Grant as Seller and Charles M. Marah and Noriko Marah as Purchasers

sign, seal and as their act and deed deliver the within written Bond for Title, and that he, with

Baety O. Gross, Jr. witnessed the execution thereof.

Sworn to before me this

23rd day of July, 1974 Janet Shelton

Baety O. Gross, Jr. (SEAL)

Notary Public for South Carolina

My Commission Expires: 2-28-83

RECORDED AUG 6 '74

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