

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

308 2405174

BOND FOR TITLE

Vol 1004 Page 471

COUNTY OF GREENVILLE

JOHNIE S. STAMBERGLEY
R.M.C.

THIS CONTRACT entered into by and between JAMES A. MEDLIN, hereinafter called Seller, and JAMES E. MAY, hereinafter called Purchaser.

W I T N E S S E T H :

The Seller hereby agrees to sell and convey unto the Purchaser the following described property:

Lot #4, Section 5, on plat entitled Property of Piedmont Manufacturing Company, Anderson County, Piedmont, South Carolina. Made by Dalton & Neves, February, 1950, and recorded in Plat Book 23, Page 191.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Six Thousand Five Hundred and No/100 (\$6,500.00) Dollars, with interest at the rate of Seven per cent (7%) per annum, in ninety-six (96) monthly installments of Eighty-Eight and 62/100 (\$88.62) Dollars per month, first payment due and payable September 5, 1974, and on a like date of each month thereafter until paid in full.

2. After payment of the full purchase price of this Agreement together with interest, the Seller will convey unto the Purchaser fee-simple warranty deed to the above described property free of all encumbrances, with dower properly renounced.

3. That the Seller is to pay the property taxes for 1974 and Purchaser agrees to pay all taxes and assessments accruing after January 1, 1975.

4. Time is of the essence of this Agreement, and upon the failure of the Purchaser to make any payments within sixty (60) days after the due date thereof, the Seller may immediately declare this Contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction as in the case of a defaulting tenant at will.

5. The Purchaser may anticipate payment in whole or in part at any time without penalty.

6. This Agreement is binding on the heirs, executors, assigns and legal representatives of each of the parties hereto.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals at Greenville, South Carolina, this 8th day of August, 1974.

IN THE PRESENCE OF:

Peggy B. ...

James A. Medlin
JAMES A. MEDLIN, SELLER

James E. May

James E. May
JAMES E. MAY, PURCHASER

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