

RECORDING FEE PAID \$ / .00

GREENVILLE CO. S.C.

VOL 1017 PAGE 304

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF GREENVILLE

Geraldine Russell, now by marriage

This contract made and entered into by and between Geraldine Russell Hall and Claude Earl Hall

hereinafter referred to as the Seller(s) and William Russell

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, Bates Township, containing 3.9 acres, more or less, and being the same property conveyed to W.A. Pace for life, remainder to Geraldine Russell by deed recorded in the RMC Office for Greenville County in deed book 536 at page 445, being currently shown on the Tax Map of Greenville County as 523.1-2-30.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Six Thousand five hundred & 00/100 Dollars for said lot(s) as follows: \$500.00 upon execution of this instrument and the balance in equal monthly installments of \$84.83 for 96 months beginning May 15, 1975. The right to prepay without penalty is reserved.

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 60 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 7th day of April, 1975.

In the presence of: (Seller) Claude Earl Hall (SEAL) (Seller) Geraldine Russell (SEAL) Barbara M. Thompson (Seller's Wife) Geraldine Russell Hall (SEAL) (Purchaser) William Russell (SEAL) (Purchaser) (SEAL)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Personally appeared before me Barbara M. Thompson and made

oath that he saw the within named Geraldine Russell Hall, Claude Earl Hall and William Russell

sign, seal and as their act and deed deliver the within written Bond for Title, and that she, with Austin C. Latimer, Attorney witnessed the execution thereof.

Sworn to before me this 7th day of April, 1975

Austin C. Latimer (SEAL) Notary Public for South Carolina My commission expires: 10/20/79

Barbara M. Thompson

RECORDED APR 24 '75 At 3:10 P.M. # 24703

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