

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEWELL
PYLE & PYLE

VOL 1017 PAGE 459
BOND FOR TITLE

This contract made and entered into by and between J & B BUILDERS & DEVELOPERS, INC.

hereinafter referred to as the Seller(s) and FRANCES SULLIVAN

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, shown as lot 56 and the adjoining one half of lot 57, approximately 135 x 125, on Brantford Lane, South Forest Estates

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Twenty Two Thousand Five Hundred Dollars for said lot(s) as follows: \$1,900.00 down, escrowed with the Realtor, J.T. Collins, together with an additional \$1,100.00 to be paid on or before ten (10) days after date, and the balance of \$19,500.00 as follows: the assumption of the mortgage indebtedness to Fountain Inn Federal Savings & Loan Assoc., after the May 1, 1973 payment, in the amount of \$15,730.25, and the purchaser shall make the payments on said mortgage beginning with June 1, 1973 in the sum of \$120.86, and, the balance of \$3,769.75 (over). 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 10 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 4th day of May, 19 73

J & B Builders & Developers, Inc.

In the presence of:

(Seller) BY *W. Allan R. Bray Sr.* (SEAL)

(Seller) (SEAL)

(Seller's Wife) n/a (SEAL)

(Purchaser) *Frances Sullivan* (SEAL)

(Purchaser) Frances Sullivan (SEAL)

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Personally appeared before me the above subscribing witness and made oath that he saw the within named J & B Builders & Developers, Inc., by its duly authorized officer, as the seller, and Frances Sullivan, as the purchaser sign, seal and as their act and deed deliver the within written Bond for Title, and that he, with the other subscribing witness, witnessed the execution thereof.

Sworn to before me this 4th day of May, 19 73
Charles W. Jone (SEAL)
Notary Public for South Carolina

J. J. Collins

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