



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOND FOR TITLE

This contract made and entered into by and between

..... E. F. Gault and Wilma R. Gault
hereinafter referred to as the Seller(s) and Richard M. Cox and Jenny C. Cox
hereinafter referred to as the Purchaser(s).

W I T N E S S E T H

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, containing 5.00 acres, more or less, as shown on a plat of the property of E. F. and Wilma R. Gault prepared by J. L. Montgomery, III, R. L. S. #4552, dated April 18, 1975, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point in the center of S. C. Road 565, known as Cedar Falls Road, and running thence S 38-43 W 837.06 feet to the corner of property now or formerly of J. P. Kellett; thence S 17-33 E 250.00 feet to an old iron pin and a stone; thence N 58-57 E 150.65 feet to an old iron pin; thence N 35-42 E 834.94 feet to a point in the center of S. C. Road 565; thence along the center of said road N 47-05 W 81.5 feet to a point; thence N 53-01 W 100.00 feet to a point; thence N 54-51 W 35.0 feet to the point of the beginning.

This tract of land is bounded now or formerly by property of Wilma R. and E. F. Gault, J. P. Kellett and R. E. Anthony, and by S. C. Road 565.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of seven thousand and 00/100 (\$7,000.00) Dollars for said lot(s) as follows: \$500.00 down and balance of \$6,500.00 to be paid in 120 equal monthly installments of \$76.01 each at 9% simple interest. The first payment is due on May 15, 1975, and on the 15th of each month thereafter until the balance is paid. The purchasers have the right to prepay 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 45 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 28 day of April, 1975.

In the presence of:
F. Wayne Gaddy
Charles E. Dean Jr.
F. Wayne Gaddy
Charles E. Dean Jr.

(Seller) E. F. Gault (SEAL)
(Seller) Wilma R. Gault (SEAL)
(Seller's Wife) (SEAL)
(Purchaser) Richard M. Cox (SEAL)
(Purchaser) Jenny C. Cox (SEAL)

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