

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF Greenville

This contract made and entered into by and between

Charles R. Keaton

hereinafter referred to as the Seller(s) and Kenneth Wayne Cooper and Debra T. Cooper

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, Fairview Township, State of South Carolina, Tract 4 of Cedar Hill Subdivision, as shown on a plat for Cannon and Patton Associates prepared by Charles K. Dunn, R. L. S. #1578, and containing two and 30/100 (2.30) acres, and according to said plat, having the following metes and bounds, to-wit: BEGINNING at a point in the center of Woods Drive at the joint front corner of Tracts 3 and 4, and running thence 495.4 feet on the east side; 200 feet on the south side; 508.2 feet on the west side; 187 feet road frontage on Woods Drive.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of four thousand one hundred forty (\$4,140.00) Dollars for said lot(s) as follows: \$414.40 down payment and balance of \$3725.60 to be paid in 120 equal monthly installments of \$46.88 per month including interest at 9% (simple). The first payment is due thirty days after closing and on that day of the month for each month thereafter until the balance is paid.

Purchasers have the right to prepay any amount 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 23 day of

Sept, 1977

In the presence of:

Talaya Cooley
Debra T. Cooper
Talaya Cooley
Teresa Williams

(Seller) Charles R. Keaton (SEAL)

(Seller) (SEAL)

(Seller's Wife) (SEAL)

(Purchaser) Kenneth Wayne Cooper (SEAL)

(Purchaser) Debra T. Cooper (SEAL)

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