

STATE OF SOUTH CAROLINA

JAN 10 4 39 PM '77

BOND FOR TITLE

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

This contract made and entered into by and between Billy Brooks, as Trustee for
Wilton C. Brooks,

hereinafter referred to as the Seller(s) and Donald E. Smith

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, in or near Simpsonville, on southern side of Second Street (a. so known as Iselin Street), being shown as Lot No. 109 on plat of Woodside Mills Subdivision, Simpsonville, S. C., recorded in Plat Book GG, Page 5, R.M.C. Office, said lot fronting 80 feet on said street and being 117 feet deep. Being same property conveyed to Billy Brooks, as Trustee, by deed recorded in Deed Book 793, Page 331, R.M.C. Office.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Three Thousand Five Hundred (\$3,500.00) Dollars for said lot(s) as follows: \$3,500.00 to be paid with interest at 9% per annum, with payments of \$111.30 per month, commencing February 10, 1977, for a term of 3 years.

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 30 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. This contract shall be binding upon the heirs, executors, administrators, successors, and assigns of all parties herein.

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 power renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 6th day of January, 19 77.

In the presence of:

Betty B. Taylor
Jeanette C. Cannada
as to Billy Brooks, Trustee
Donald E. Smith
as to Donald E. Smith

(Seller) Billy Brooks (SEAL)
Billy Brooks, as Trustee for
(Seller) Wilton C. Brooks (SEAL)
(Seller's Wife) Donald E. Smith (SEAL)
(Purchaser) Donald E. Smith (SEAL)
(Purchaser) _____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me the undersigned witness and made oath that he saw the within named BILLY BROOKS, AS TRUSTEE FOR WILTON C. BROOKS,

sign, seal and as his act and deed deliver the within written Bond for Title, and that he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this

6th day of January, 19 77.

Notary Public for South Carolina (SEAL)

My commission expires:

October 29, 1986

SEE REVERSE SIDE

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