

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.

BOND FOR TITLE

COUNTY OF GREENVILLE

AUG 26 11 34 AM '79

VOL 1110 PAGE 280

DONNIE S. TANKERSLEY

This contract made and entered into by and between G. SIDNEY GARRETT FOR LEASE AND GARRETT INC.

hereinafter referred to as the Seller(s) and OTIS ALLEN

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, KNOWN AS LOT# 78, ROSEWOOD CIRCLE, PEACHTREE TERRACE, SECTION # 2, AND RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, IN PLAT BOOK BB, AND PAGE # 151.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of THIRTY

FIVE THOUSAND, FIVE HUNDRED #00/100 DOLLARS for said lot(s) as follows: THE PURCHASER IS TO ASSUME LOAN WITH UNITED FEDERAL SAVINGS AND LOAN ASSN. IN THE AMOUNT OF TWENTY EIGHT THOUSAND, FOUR HUNDRED #00/100 DOLLARS TO PAY TO SELLER AS DOWN PAYMENT THE SUM OF THREE THOUSAND, SIX HUNDRED #00/100 DOLLARS. (\$ 3,600.00) THE BALANCE OF THREE THOUSAND, FIVE HUNDRED. (\$ 3,500.00) TO BE PAID IN FIVE YEARS OR LESS, AT AN INTEREST RATE OF 8%. THE AMOUNT OF PAYMENT TO UNITED FEDERAL SAVINGS AND LOAN ASSN. IS \$ 233.50 PER MONTH P&I, IS TO BE ASSUMED BY PURCHER AS OF FEB. 1, 1977.

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 _____ days, this contract shall, at the option of the Seller, 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 his hereunto set our hands and seals this the 1st day of FEBRUARY, 1977.

In the presence of:

Sandra W. Cannon
Mary C. Garrett

(Seller) *G. Sidney Garrett* (SEAL)
(Seller) *Garrett's Inc.* (SEAL)
(Seller's Wife) _____ (SEAL)
(Purchaser) *Otis L. Allen* (SEAL)
(Purchaser) _____ (SEAL)

PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as their act and deed deliver the within written Bond for Title, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this

27th day of August, 1979

Mary C. Garrett

Barbara H. Cobb (SEAL)
Notary Public for South Carolina 5/13/80

RECORDED AUG 28 1979
at 11:31 A.M.

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