

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

BOND FOR TITLE TO REAL ESTATE

BOOK 1129 PAGE 770

KNOW ALL MEN BY THESE PRESENTS that I, M. L. Lanford, Jr., have agreed to sell to William Leroy Abercrombie, Jr., and Charles M. Werner, Jr., a certain lot or tract of land in the County of Greenville, State of South Carolina, with all improvements thereon, on the southeastern side of Cannon Circle, and being known and designated as Lot 144 of Pine Brook Forest subdivision, Section 2, as shown on a plat thereof prepared by Robert R. Spearman and Charles K. Dunn, Surveyors, dated March 15, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4X at page 49, reference to which is hereby craved for a more particular description thereof, and execute and deliver a good and sufficient warranty deed therefor on the condition that they shall pay the sum of Sixty-nine Thousand and No/100 (\$69,000.00) Dollars in the following manner: Nineteen Thousand Nine Hundred Thirty-nine and 84/100 (\$19,939.84) Dollars in cash paid herewith, the receipt of which is hereby acknowledged, and payment of all remaining principal and interest payments on that certain promissory note executed by M. L. Lanford, Jr., on March 27, 1978, to Fidelity Federal Savings & Loan Association in the original sum of Fifty Thousand Four Hundred and No/100 (\$50,400.00) Dollars, with a current outstanding principal balance of Forty-nine Thousand Sixty and 16/100 (\$49,060.16) Dollars, a copy of which note is attached hereto as "Exhibit A". The purchasers agree to pay all taxes <sup>M. L. L. and insurance</sup> while this contract is in force.

It is agreed that time is of the essence of this contract, and if said payments are not made when due, M. L. Lanford, Jr., shall be discharged in law and equity from all liability to make said deed, and may treat said William Leroy Abercrombie, Jr. and Charles M. Werner, Jr., as tenants holding over after termination,

REC'D  
JUL 27 1978  
SOUTH CAROLINA  
DEPT. OF REVENUE  
GREENVILLE  
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