

FILED  
GREENVILLE  
MAR 10 1978  
DONNIE

VC 1183-939

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE )  
BOND FOR TITLE TO REAL ESTATE

AND DENNIS GAINES, JR.,

KNOW ALL MEN BY THESE PRESENTS: That MARGARET E. BELL, hereinafter referred to as SELLER, agrees to sell to EDNA BROOKS, hereinafter referred to as BUYER, and said Buyer does hereby agree to purchase on the terms set forth hereinafter the following described property:

ALL that certain piece, parcel or lot of land located in the City and County of Greenville, State of South Carolina, lying on the Western side of Watson Avenue, designated as 17 WATSON AVENUE, and described as Lot No. 7 in Deed Book 233 at Page 350, RMC Office for Greenville County, with approximate dimensions of 55 feet by 125 feet in depth.

That the Seller agrees to execute and deliver a good and sufficient warranty deed for said property on condition that the Buyer pays to her the sum of EIGHT THOUSAND (\$8,000.00) DOLLARS in the following manner:

The sum of THREE HUNDRED (\$300.00) DOLLARS to be paid in cash on closing as a binder, and the balance of SEVEN THOUSAND SEVEN HUNDRED (\$7,700.00) DOLLARS to be paid in equal monthly payments of ONE HUNDRED (\$100.00) DOLLARS per month with interest at EIGHT (8%) percent per annum from date, first applied to interest and balance to principal, said payments to begin JUNE 15, 1977, and ONE HUNDRED (\$100.00) DOLLARS on the 15TH day of each month thereafter until paid in full, with the right to anticipate payment before maturity without penalty.

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The aforesaid payments and unpaid interest shall bear interest if not paid when due at the rate of EIGHT (8%) percent per annum to be computed and paid monthly, and in the event said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition thereto the Buyer agrees to pay all costs and a reasonable amount for an attorney's fee, for the Seller.

It is further agreed that the Buyer shall pay the purchase money in the manner set forth hereinabove, and shall in the meantime pay all property taxes due on said property, and any assessments now or hereafter made against said property after this date, and further that said Buyer shall keep the house located on said property insured against fire and hazard loss for the full insurable value of the same, said insurance to be in a company acceptable to the Seller, and to further keep the same insured from loss or damage by fire and windstorm during the continuation of this Contract, with a loss payable clause in said policy in favor of the Seller; and the Buyer further agrees that during the continuation of this Contract to keep and maintain the dwelling on said property in good and substantial repair; and further that in the event said Buyer shall at any time fail to pay any taxes or assessments, or to insure or repair said dwelling thereon, then the said Seller may cause the same to be paid, insured or repaired as above provided and be reimbursed for the expenses of such, which shall be added to said debt.

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It is further understood and agreed that the Seller shall not be called upon to pay any brokerage or discount fees in connection with any loan obtained by the Buyer on said property, and the Seller shall upon completion of the payment of the sales price as set forth herein, execute and deliver a good and sufficient deed in fee simple to the lands described above to the said Buyer, the same to be free of any liens by way of mortgage or judgment, otherwise this Contract is to be void and of no effect, otherwise to remain in full force and effect.

STATE OF SOUTH CAROLINA  
DOCUMENTARY

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