The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
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CONNIE S. TAN[illegible]
R.M.C.

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BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS: We, Alvin E. James and Martha A. James, Seller have agreed to sell to Stephen D. Bostrom and Virginia P. Bostrom, Purchasers, a certain lot or tract of land in the County of Greenville, State of South Carolina, described as Lot 186, Pine Forest Subdivision as shown on a plat prepared by Dalton and Neeves dated August, 1959 and recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 106 and 107.

* Property originally sold under an Option to Purchase for sum of $28,615.00 Purchasers have paid down payment of $1,200.00 plus monthly payments totaling $252.28 leaving a balance of $27,162.72.

and execute and deliver a good and sufficient warranty deed therefor on condition that Purchaser shall pay the sum of Twenty Seven Thousand One Hundred Sixty Two and 72/100($27,162.72)* Dollars in the following manner Two Hundred Thirty ($230.00) Dollars the 15th of each month beginning August 15, 1975 until paid in full. Deed to be transfered when $5,000.00 paid on principal.
until the full purchase price is paid, with interest on same from date at nine (9) per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney. or through legal proceedings of any kind. then in addition ~~the sum of~~ a reasonable amt. ~~dollars~~ for attorney's fees, as is shown by ..... note ... of even date herewith. The purchaser ... agrees to pay all taxes while this contract is in force. Purchaser shall keep the residence on said property insured in an adequate amount and shall maintain said residence in acceptable condition, usual wear and tear excepted.
It is agreed that time is of the essence of this contract, and if the said payments are not made when due Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Purchaser as tenant ... holding over after termination, or contrary to the terms of land lease and shall be entitled to claim and recover, or retain if already paid the sum of Two Hundred Thirty and 00/100($230.00) dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set hand and seal this 19 day of July A. D., 19 78.

In the presence of:

Nolda P. Mitchell	Stephen D. Bostrom	(Seal)
Margaret A. Beacham	Virginia P. Bostrom	(Seal)
Nolda P. Mitchell	Alvin E. James	(Seal)
Margaret A. Beacham	Martha A. James	(Seal)

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