FILED
GREENVILLE CO. S.C.
FEB 3 3 55 PM '84
DONNIE S. TANKERSLEY
R.M.C.

The State of South Carolina
COUNTY OF GREENVILLE

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: WE, WALTER GREGORY HUDSON AND MARY ELIZABETH HUDSON, have agreed to sell to W. D. BARROW, JR. a certain lot or tract of land in the County of Greenville, State of South Carolina, being described as follows:

ALL that certain piece, parcel or tract of land, containing 0.11 acres, more or less, and being located on the Southern side of Mars Hill Street, in the County of Greenville, State of South Carolina, and being more particularly described in a Survey for Walter G. Hudson and Mary E. Hudson, made by Samuel J. B. Hill, Jr., Surveyor, on January 12, 1984, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Mars Hill Street, and on the right-of-way thereof, which point is approximately 200.5 feet in an Easterly direction from the intersection of Mars Hill Street and Fortner Avenue, and running thence with the right-of-way of Mars Hill Street, N. 70-00 E., 32.0 feet to a new iron pin; thence with a new line through to the property of the Grantors, S. 31-44 E., 150.5 feet to a new iron pin; thence S. 70-00 W., 32.0 feet to an iron pin; thence N. 31-44 W., 150.5 feet to the POINT OF BEGINNING.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of TWENTY FIVE HUNDRED & NO/100 ($2500.00) Dollars in the following manner

FIVE HUNDRED ($500.00) DOLLARS DOWN, AND THE BALANCE OF TWO THOUSAND ($2,000.00) DOLLARS PAYABLE ACCORDING TO THE TERMS OF THE NOTE OF EVEN DATE HEREWITH,

until the full purchase price is paid, WITHOUT INTEREST 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 reasonable dollars for attorney's fees, as is shown by his note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, they shall be discharged in law and equity from all liability to make said deed, and may treat said W. D. BARROW, JR. as tenant holding over after termination, or contrary to the terms of a monthly lease and shall be entitled to claim and recover, or retain if already paid the sum of One Hundred Twenty Five ($125.00) dollars per month for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, WE have hereunto set our hands and seals this 6th day of February A. D., 1984.

In the presence of:

Clark Edmond — Walter Gregory Hudson (Seal)

Nell P. Peebles — Mary Elizabeth Hudson (Seal)

W. D. Barrow Jr. (Seal)

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