

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

BOND FOR TITLE

This agreement made this the 10th day of August, 1949 by and between Frances E. Jones, hereinafter called the seller, of the one part, and George P. Bamberg, hereinafter called the purchaser, of the other part,

W I T N E S S E T H:

That the seller hereby covenants and agrees to sell to the purchaser, and the purchaser agrees to purchase from the seller, the following described real estate:

All those two certain pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, School District 8-AB, being known and designated as Lots Nos. 6 and 7 of the property of the Perry Estate as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book K, page 144, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of the New Buncombe Road at the corner of Lot No. 8, which point is 60 feet Southeast of the intersection of Dukeland Drive, and running thence along the line of Lot No. 8, S. 50-50 W. 200 feet to an iron pin; thence S. 37-12 E. 140 feet to an iron pin in the line of Lot No. 5; thence along the line of Lot No. 5, N. 50-50 E. 200 feet to an iron pin at the corner of said lot on the Southwest side of the New Buncombe Road; thence along the line of the New Buncombe Road, N. 37-12 W. 140 feet to the beginning corner,

for the express sum of Ten Thousand and No/100 - (\$10,000.00) Dollars, free and clear of any and all claims by reason of commissions, stamps, or costs of closing the transaction, which amount is to be paid as hereinafter set out, it being distinctly understood and agreed that the purchaser is to pay any and all commissions which might be due any real estate man, or anyone else, arising out of this transaction, the price herein named to be the absolute net price to the seller.

The purchaser herein shall not be required to make any down payment upon the purchase of the premises hereinabove described, but in lieu thereof, shall remodel and complete the upstairs of the house located on the premises above described in accordance with pencil sketch hereto attached and made a part of this agreement. Before moving into the premises hereinabove described, the purchaser shall install a 30-gallon electric hot water heater tank, which tank shall become a part of the realty and is to remain upon the premises should they be vacated by the purchaser. He shall also install a complete first-class bathroom on the second story, complete with fixtures, such as tub, commode and lavatory, which fixtures shall also become a part of the realty and shall remain upon the premises should they be vacated by the purchaser.

Within sixty (60) days after moving into the above described premises, the purchaser shall partition the second story of the house located thereon as outlined in the aforesaid sketch, using a good-grade dressed 2 by 4 for studding; the partition walls to be approximately as shown on the attached sketch. The seller shall have the right to make minor changes as to the size of rooms, and location of doors and, etc.