

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BOND FOR TITLE

This agreement entered into this the 16th day of January, 1959 by and between Inez B. Hall of Greenville, South Carolina, hereinafter referred to as Seller and CHARLES W. CANTRELL AND GEORGIA W. CANTRELL of Greenville, South Carolina, hereinafter referred to as the Purchasers.

WITNESSETH:

That the Seller agrees to sell and the Purchasers agree to purchase for a total consideration of \$6,500.00 the following described property:

"All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville on the Eastern side of Terrell Lane (Therrell Lane), being known and designated as Lot No. 51, Block D, in a subdivision known as Paris Heights as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book Y at Page 65 and having such metes and bounds as appears thereon."

It is agreed between the parties hereto that the total consideration above stated shall be paid by the Purchasers to the Seller in the following manner: Three Hundred (\$300.00) Dollars with the signing of these presents, receipt of which is hereby acknowledged and the balance of Six Thousand Two Hundred (\$6,200.00) Dollars to be paid as follows: The Purchasers agree to assume the balance due on a direct VA Loan on the within property, which balance as of this date amounts to the sum of Four Thousand One Hundred Forty Nine and 94/100 (\$4,149.94) Dollars (the monthly payments of which amounts to the sum of \$40.00 per month which the Purchasers will give to the Seller, who in turn will make said mortgage payments), and the balance of \$2,050.06 due the Seller will be paid at the rate of \$20.00 per month beginning on the first day of February, 1959, with payments applied first to interest and then to the remaining principal balance due from month to month, with interest from date at the rate of six (6%) per centum per annum to be computed and paid monthly, and in case said sum or any part thereof shall be collected by an attorney or through legal proceedings, then a reasonable attorneys fee shall be added to the balance due.

D.B.H.
G.W.C.
C.W.C. It is understood that the above mentioned ~~\$40.00 per month beginning in January, 1959, includes taxes and insurance, however, if at any time said payments are insufficient for taxes and insurance or other assessments, the Purchasers will pay for the same.~~

At such time as the Purchasers has paid to the Seller the total consideration herein provided, the Seller will deliver to the Purchasers a general warranty deed to the premises above described, conveying a fee simple title thereto.

It is further agreed that time is of the essence of this contract, and if the payments are not made when due, the Seller, without notice to the Purchasers, shall be discharged in law and in equity from all liability to make said deed, and may treat said Purchasers as a tenant holding over after termination, or contrary to the terms of this agreement and the Seller shall be entitled to claim and recover, or retain if already paid the sum of \$60.00 per month for rent, or by way of liquidated damages, and/or may enforce payment of said promissory note according to the terms thereof.

In Witness Whereof we have hereunto set our hands and seals, in duplicate, this the day and year first written above.

In the presence of:

Margaret K. Barrett
Bill B. Bozeman

Inez B. Hall (SEAL)
Seller
Charles W. Cantrell (SEAL)
Purchaser
Georgia W. Cantrell (SEAL)
Purchaser

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This bond for title is hereby mutually cancelled and satisfied and the same is void and has no force and effect. Dated at Greenville S.C. this 30th day of Oct. 1959

Bill B. Bozeman

Inez B. Hall