

GREENVILLE CO. S.C.

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

KNOW ALL MEN BY THESE PRESENTS: I, J. H. Gardner have agreed to sell to John C. Crawford, a certain lot or tract of land in the County of Greenville, State of South Carolina in Paris Mountain Township, containing 1 1/2 acres, more or less, being shown as lot 1 on plat of property of Gradie L. Floyd, made by W. J. Riddle, July 1946, reference to which plat is made for a more particular description thereof said property, bound by Thompson Road and Dreamland Lake property. ALSO, an undivided 1/2 interest in and to a strip of land adjoining the above described tract on the Southern side thereof and used for driveway purposes.

The above described property is the same conveyed to me by Homer Lancianese and Umberto N. Lancianese by deed dated July 28, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 531, Page 96, and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of \$30,000.00 in the following manner:

\$6800.00 down, receipt whereof is hereby acknowledged, and the balance of \$23,200.00 to be paid at the rate of \$328.54 per month beginning April 1, 1960 and continuing until November 1, 1960; and then the payment of \$657.08 on the 1st day of January 1961, \$328.54 on the 1st day of February 1961 and \$328.54 on the 1st day of March 1961, on which date the seller herein agrees to deliver to the purchaser a good, fee simple deed of conveyance to the property free and clear of all liens and encumbrances, and the outstanding balance on the purchase price as of that date to be secured by the execution of a purchase money note and mortgage by the purchaser to the seller providing for payment at the rate of \$328.54 per month with interest at the rate of 6% per annum until paid in full.

In the meantime, the balance under this Bond for Title shall bear interest at the rate of 6% per annum, with payments being applied first to interest, balance to principal, and in case said sum or any part thereof be collected by an attorney, then a reasonable attorney's fee shall be added to said balance.

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 due hereunder are allowed to become 30 days in arrears, the seller shall be discharged in law and equity from all liability to make said deed and may treat said purchaser as a tenant holding over after termination or contrary to the terms of a lease and said seller shall be entitled to claim and recover, or retain if already paid, the sum of \$750.00 per month

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