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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE 212,9

KNOW ALL MEN BY THESE PRESENTS, that CROSSWELL COMPANY, a corporation, has agreed to sell to Ben E. Fraizer and Mary Sue Fraizer, buyers, that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as lots 42 and 43 of Glendale Heights, as shown on a plat recorded in plat book KK, at page 143.

The seller agrees to execute and deliver a marketable fee simple warranty deed to this property on condition that the buyers pay the sum of Fourteen Thousand Nine Hundred Eighty-Three and 02/100 (\$14,983.02) Dollars in the following manner:

1. The buyers agree to pay the sum of Thirty Dollars (\$30.00) each week, commencing April 1, 1961. The principal sum shall bear interest at the rate of six (6%) percent per annum from date to be computed and paid monthly; all interest not paid when due to bear interest at the same rate as principal. Installments to be applied first to the interest and then to the principal. The seller agrees to deliver its deed upon payment of the entire unpaid purchase price. In the event that the buyers are unable to secure a loan sufficient to pay the unpaid purchase price in full to the seller, the seller agrees to accept the buyers' note and mortgage as a second lien on this property. This note shall be in the amount of the difference between the unpaid purchase price at that time and the maximum amount they are able to secure by a loan. The terms of this second mortgage and note shall be such that the payments under the first mortgage and second mortgage (proposed) shall not exceed the weekly payments under this Bond for Title. The balance due under the note and second mortgage (proposed) shall be paid not later than February 1, 1970.

As is shown by the buyers' note of even date herewith, in case the unpaid purchase price, or any part thereof, be collected by an attorney or through legal proceedings of any kind, then in addition 10% attorney's fees shall be paid by the buyers.

The buyers agree to pay all taxes and insurance 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, the seller shall be discharged in law and equity from all liability to make said deed, and may treat the buyers as tenants holding over after termination, or contrary to the terms of a lease, and shall be entitled to claim and recover, or retain if already paid, all payments made under this contract as rent, or may enforce payment of the buyers' note executed this date.

IN WITNESS WHEREOF the said granting corporation has caused its corporate seal to be affixed and these presence to be subscribed by its duly authorized officer, James A. Harris, as President, on this the 16th day of March, 1961.

WITNESS:

Leitha L. Munn
W. P. Alvaro

CROSSWELL COMPANY, a Corporation

BY James A. Harris
JAMES A. HARRIS, as President

Ben E. Fraizer
BEN E. FRAIZER

Mary Sue Fraizer
MARY SUE FRAIZER

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