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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R.M.C.

VOL 893 PAGE 369

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

KNOW ALL MEN BY THESE PRESENTS: I, Elizabeth S. Markham, have agreed to sell to Roy King and Dorothy W. King, a certain lot or tract of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 81, Section 2, of Wellington Green, as shown on a plat thereof of record in the Office of the RMC for Greenville County in Plat Book YY, Page 117, and having such metes and bounds as shown thereon, and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Thirty Thousand Seven Hundred Seventy-Two & 02/100 Dollars in the following manner: One Thousand (\$1,000.00) Dollars on July 1, 1970, Five Thousand (\$5,000.00) Dollars on or before September 1, 1970, or payable upon the sale of property located at 205 Courtney Circle, whichever contingency occurs first, and the balance to be paid at the rate of \$177.23 per month until such time as Security Federal Savings and Loan agrees to allow assumption of a mortgage presently existing upon said property by the Purchasers, 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 \$500.00 for attorney's fees, as is shown by a note of even date herewith. The Purchasers agree 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, Elizabeth S. Markham shall be discharged in law and equity from all liability to make said deed, and may treat said Purchasers as tenants holding over after termination, or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if already paid, all monies paid by Purchasers, by way of liquidated damages, or may enforce payment of said note.

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