

STATE OF SOUTH CAROLINA

100

BOND FOR TITLE

934 7-5

COUNTY OF GREENVILLE

This contract made and entered into by and between Clyde D. Jenkins, Jr.,

Ackerman, Jr.

hereinafter referred to as the Seller(s) and Charles J./and Joyce L. Ackerman,

hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville State of South Carolina, at the Northwestern intersection of Fork Shoals Rd. & Hwy. 418, containi 13.68 A., more or less, according to a Plat recorded in the R.M.C. Office for Greenville County in Plat Book 4, Page 27, which Plat is hereby incorporated for a more particular description.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Thirty Thousand and 00/100 (\$30,000.00) Dollars for said lot(s) as follows: \$3,000.00, plus interest at the rate of 8-3/4% per annum, shall be paid Sept. 1, 1974. \$27,000.00 plus interest at the rate of 8-3/4% per annum shall be paid in monthly installments of \$269.86, beginning March 1, 1974, & continuing on the like day of each month thereafter until paid in full. Said payment first to interest & balance to principal until paid in full, with a final payment, if not sooner paid, to be due and payable February 1, 1989. The first payment due March 1, 1974, has been paid. *

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly installment is in arrears and unpaid for a period of 60 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

* Principal may be paid in whole or part at anytime without penalty.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with covenants, conditions, restrictions, easements and rights-of-way of record, including those shown on said Plat & will be subject to restrictions properly executed by the parties this date. IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 28th day of February, 1974.

In the presence of:

[Handwritten signatures of witnesses]

Seller: *[Signature]* (SEAL)
Seller: *[Signature]* (SEAL)
Seller's Wife: *[Signature]* (SEAL)
Purchaser: *[Signature]* (SEAL)
Purchaser: *[Signature]* (SEAL)

FILED
GREENVILLE CO. S. C.
FEB 27 4 09 PM '74
JOHN S. TARKERS
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Shelby W. Boling, and made

oath that she saw the within named Clyde D. Jenkins, Jr., as Seller and Charles J. Ackerman, Jr. and Joyce L. Ackerman, as Purchasers,

sign, seal and as act and deed deliver the within written Bond for Title, and that she, with C. Thomas Cofield, III., witnessed the execution thereof.

Sworn to before me this 28th day of February, 1974.
[Signature] (SEAL)

Notary Public for South Carolina
My Commission Expires: 12/15/79

[Handwritten signature]

RECORDED MAR 7 '74

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