

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOND FOR TITLE

This contract made and entered into by and between  
Charles R. Keaton  
hereinafter referred to as the Seller(s) and Ronnie L. Mull and Susan O. Mull  
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, Fairview Township, State of South Carolina, Tract 7, containing three and 15/100 (3.15) acres, Cedar Hill Subdivision, as shown on a plat of the property prepared for Patton and Cannon Associates by Charles K. Dunn, R. L. S. No. 1578, dated January, 1971, and according to said plat, having the following metes and bounds, to-wit: BEGINNING at a nail and cap in the center of Woods Drive, approximately 1325.4 feet from the center of Fairview Road, and running thence 635.5 feet on the east side; 200 feet on the south side; 744.3 feet on the west side; 217.7 feet road frontage on Woods Drive.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of six thousand three hundred (\$6,300.00) dollars for said lot(s) as follows: \$544.00 down payment and balance of \$5,756.00 to be paid in 120 equal monthly installments of \$72.96 per month at 9 % interest (simple).

Purchasers may prepay any amount at any time without penalty.

The first payment is due on August 21, 1975, and on the 21st of each month thereafter until the balance is 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 45 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.

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 dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 21<sup>st</sup> day of

July, 1975

In the presence of:

William E. Cook

William E. Cook  
William E. Cook

(Seller) Charles R. Keaton (SEAL)

(Seller) (SEAL)

(Seller's Wife) (SEAL)

(Purchaser) Susan O. Mull (SEAL)

(Purchaser) Ronnie L. Mull (SEAL)

4328 RV-2