

FILED

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STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF Greenville

This contract made and entered into by and between

Cheryl B. Hipps

hereinafter referred to as the Seller(s) and John W. and Mary C. Plaster

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, Fairview Township, Town of Fountain Inn, at 303 Craig Street, and having the following metes and bounds:

BEGINNING at an iron pin, corner of lot formerly belonging to T. E. Bruce, now or formerly owned by Joe B. Willis, on said street, and running with line of Willis S 75 E 3.17 ch. (approximately 209 ft.) to an iron pin; thence N 6 E 1.58 ch. (approximately 104 ft.) to an iron pin; thence N 70 W 3.17 ch. (approximately 209 ft.) to an iron pin; thence S 6 W 1.58 ch. (approximately 104 ft.) to the point of the beginning, and bounded by lot of Joe B. Willis, now or formerly; land formerly belonging to Manning Garrett, et al.

This being the same lot of land conveyed to James M. Boland, his heirs and assigns, by deed of J. O. Waddell, recorded in the R. M. C. Office for Greenville County, in Deed Book 434, at Page 445, on June 18, 1951. This is also the same lot of land conveyed to J. O. Waddell by deed of Agnes R. White on the 6th day of May, 1944, of record in the R. M. C. Office, Greenville County, South Carolina, in Deed Book 263, at Page 325.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of eight thousand five hundred and 00/100 (\$8,500.00) Dollars for said lot(s) as follows: down payment of \$1,000.00 and balance of \$7,500.00 to be paid in equal monthly installments of \$109.88 for eight years at nine per cent interest. First payment is due on March 1, 1976, and on the first day of each month until the balance is paid (total of ninety-six monthly payments).

The Plasters' are to carry insurance of \$8,500.00 on the property and show Cheryl B. Hipps as mortgagee. 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 ninth day of February, 1976.

In the presence of:

T. Wayne Colby

Mary H. Colby

T. Wayne Colby

Mary H. Colby

(Seller) Cheryl B. Hipps (SEAL)

(Seller) (SEAL)

(Seller's Wife) (SEAL)

(Purchaser) John W. Plaster (SEAL)

(Purchaser) Mary C. Plaster (SEAL)

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