

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

VOL 1042 PAGE 109

BOND FOR TITLE

AUG 30 10 01 AM '76

DONNIE S. TANKERSLEY
R.M.C.

This contract made and entered into by and between Jeter Garrett, Jr. and Eleanor C. Garrett
hereinafter referred to as the Seller(s) and Samuel E. Taylor and Mary T. Taylor
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, known as 109 Woodfield Avenue, Woodfield Heights S/D, Fountain Inn, S. C., Lot 40 on Plat Book FF, Page 52-53 TMS #359-2-8; approximately 100'x200'.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Twenty-one Thousand Five Hundred & 00/100 (\$21,500.00) Dollars for said lot(s) as follows: \$3,000 down payment at closing, with the balance of \$18,500.00 payable at 9% interest for 25 years at \$155.40 per month beginning September 1, 1976.

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 30 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. If default by Purchasers occurs, Purchasers agree to vacate the premises immediately.

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. This contract is binding upon the undersigned, their heirs, executors, administrators, and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 27th day of August, 19 76.

In the presence of:

Joyce P. Phillips
Baety O. Gross, Jr.

(Seller) Jeter Garrett, Jr. (SEAL)
(Seller) _____ (SEAL)
(Seller's Wife) Eleanor C. Garrett (SEAL)
(Purchaser) Mary T. Taylor (SEAL)
(Purchaser) Samuel E. Taylor (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me Joyce P. Phillips and made oath that he saw the within named Jeter Garrett, Jr., Eleanor C. Garrett, Samuel E. Taylor and Mary T. Taylor

sign, seal and as their act and deed deliver the within written Bond for Title, and that he, with Baety O. Gross, Jr. witnessed the execution thereof.

Sworn to before me this 27th day of August, 19 76
Baety O. Gross, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 2/28/83

Joyce P. Phillips

RECORDED AUG 30 '76 At 10:01 A.M.

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