

1045 - 896

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: That I, Edward C. Bailey, have agreed to sell to Terry L. Massingale a certain lot or tract of land, with all improvements thereon, in the County of Greenville State of South Carolina, being more fully described as follows:

ALL that certain piece, parcel or lot of land, with all improvements thereon, lying and beng in Chick Springs Township, Couty of Greenville, State of South Carolina, on the north side of James St., in the City of Greer, being a portion of LOT NO. 7 as shown on a plat of L.M. Wood property according to survey and plat by H.S.Brockman, surveyor, dated Dec. 31, 1928, and having the following courses and distances, to-wit:

BEGINNING on a stake on the north side of said street, corner with Tally's lot, and runs thence with the Tally line, N.11-17 E. 191.9 feet to a stake; thence N. 82-25 W. 55 feet to a stake, corner of Mrs. I.M. Owens lot; thence with her line, S. 11-17 W. 180.1 feet to a stake on James Street; thence with the margin of said street, N. 73-21 E. 55 feet to beginning corner.

This is that same property conveyed to Edward C. Bailey by deed recorded in RMC Office in Deed Book 1025 page 316.

and execute and deliver a good and sufficient warranty deed therefor on condition that the said Terry L. Massingale pay the sum of Seventeen Thousand Five Hundred (\$17,500.00) Dollars in the following manner: Six Hundred and NO/100 (\$600.00) Dollars payable upon the execution and delivery of Bond For Title and the balance of Sixteen Thousand Nine Hundred (\$16,900.00) Dollars to be financed by seller at eight and one--fourths (8 1/4) per cent per annum, for a period of Twelve years, with monthly payments of principal and terest of One Hundred Eighty Five and 27/100 (185.27) Dollars each; first payment due and payable December 1, 1976, and to continue on the first day of each and every month thereafter until paid in full, with buyer having the right to anticipate payments in part or in full atany time, and in case said sum or any part thereof be collected by an attorney, or through legal proceed-ings of any kind, then in addition the sum of ten (10%) percentof amount due and owing for attorney's fees, as is shown by note of even date herewith. The purchaser agrees to pay all taxes and insurance while this contract is in force.

It is agreed that time is of the essence of this contract and if payments are not made when due, Edward C. Bailey shall be discharged in

GREENVILLE CO. S.C.

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36 APR 1976
36 SP
150 AS
13 AS

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