

P.O. Box 3965
Greenville, S. C. 29608

10102

The State of South Carolina

COUNTY OF GREENVILLE

BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS: MARION E. TYUS, Seller

have agreed to sell to

CATHERINE SUSAN COBLE, Purchaser

a certain lot or tract

of land in the County of Greenville, State of South Carolina, being shown on a plat entitled "Property of Catherine Susan Coble", dated July 6, 1978, by Freeland & Associates, said plat being recorded in Greenville County Plat Book 62 at Page 51, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin at the center line of the White Horse Road, at the joint front corner of property now or formerly owned by Loures, and running thence with said Loures line, N. 4-03 W. 124 feet to an iron pin at the joint rear corner with property now or formerly owned by McCullogh; thence with said McCullogh line, N. 86-17 E. 92.7 feet to an old iron pin at the joint rear corner with property now or formerly owned by Neal; thence with said Neal line, S. 4-37 E. 232.68 feet to an iron pin at the center of White Horse Road; thence with the center of White Horse Road, N. 44-27 W. 71.3 feet to a nail and cap; thence continuing with the center of White Horse Road, N. 45-42 W. 73.4 feet to the point of beginning.

This is the same property conveyed to Marion E. Tyus by deed of Jeanne D. Threatt, dated October 5, 1960, and recorded January 23, 1961, in Greenville County Deed Book 667 at Page 36.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall

pay the sum of TWENTY THOUSAND and No/100(\$20,000.00) Dollars in the following manner One Thousand & No/100(\$1,000.00) Dollars paid down, the receipt of which is hereby acknowledged; Two Thousand and No/100(\$2,000.00) Dollars to be paid sixty days from the date hereof; with the balance to be secured by a purchase money note and mortgage in the amount of Seventeen Thousand & No/100(\$17,000.00) Dollars, at 10% percent per annum.

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until the full purchase price is paid, with interest on the unpaid balance of principal and interest is to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, 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 \$250.00 plus costs dollars for attorney's fees, ~~and~~

shown by ~~xxxxxxx~~ of ~~xxxxxxx~~ date ~~xxxxxxx~~. The purchaser agrees to pay all taxes while this

contract is in force, if applicable, except 1978 Greenville County property taxes, which will be prorated as of June 1, 1978, provided the transaction closes according to the terms hereof.

It is agreed that time is of the essence of this contract, and if the said payments are not made when

due Marion E. Tyus shall be discharged in law and equity from all liability to make said deed, and may

treat said Catherine Susan Coble as tenant she holding over after termination

or contrary to the terms of her lease and shall be entitled to claim and recover, or retain if

already paid the sum of all monies theretofore paid ~~dollars per year~~ as per cent, or

by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seal s. this 7th day of July A.D., 19 78

In the presence of:

Kathryn D. Cunningham
Will B. Long

M. E. Tyus

(Seal)

(Seal)

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