

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BOND FOR TITLE

THIS CONTRACT entered into by and between, CURTIS E. BAKER AND DOSSIE P. BAKER, hereinafter called Sellers, and EARL L. BAYNE, hereinafter called Purchaser.

W I T N E S S E T H :

The Sellers hereby agree to sell and convey unto the Purchaser the following described property:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as 5.25 acres, more or less, on a Survey for Earl Leonard Bayne, prepared by W. R. Williams, Jr., dated August 19, 1978, and being recorded in the RMC Office for Greenville County, S.C., in Plat Book _____, at Page _____, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at a red oak at the corner of property bounded by Waddell and Earl Bayne and running thence S. 70-59 W. 201.5 feet to an iron pin; thence running S. 73-58 W. 492.6 feet to an iron pin; thence turning and running N. 4-08 W. 160.3 feet to a point; thence running N. 20-32 W. 128.5 feet to a point; thence running N. 15-35 W. 200 feet to an iron pin; thence turning and running N. 88-52 E. 442.3 feet to a stone; thence turning and running S. 48-09 E. 121.7 feet to an iron pin; thence running S. 50-28 E. 312.7 feet to the point of beginning.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Eight Thousand Eight Hundred Seventy-Five and No/100 (\$8,875.00) Dollars, payable Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars upon execution of this agreement and the balance of Six Thousand Three Hundred Seventy-Five and No/100 (\$6,375.00) Dollars to be payable in monthly installments of *One Hundred Twenty Nine and $\frac{27}{100}$ 129.27* **C.E.B.** Dollars per month, with the first payment due and payable on October 1, 1978, from the date of the execution of this instrument including interest at the rate of Eight per cent (8%) per annum to be computed from date and paid monthly and the remaining installments due on a like day of each month thereafter until paid in full.
2. After the payment of the balance of Six Thousand Three Hundred Seventy-Five and No/100 (\$6,375.00) Dollars together with interest, the Sellers will convey unto the Purchaser fee-simple warranty deed to the above described property free of all encumbrances.
3. Taxes to be pro-rated as of the date of the execution of this Agreement and Purchaser agrees to pay all taxes and assessments accruing after the date hereof and the Purchaser agrees to insure the dwelling in at least the amount of the outstanding indebtedness on this Contract.
4. Time is of the essence of this Agreement, and upon the failure of the

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