

Purchaser's address: 21 Bigby Street  
GREENVILLE, S.C. Greenville, S.C. 29607

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GENERAL BANKERSLEY

The State of South Carolina

BOND FOR TITLE

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, RICHARD A. LUBEN

have agreed to sell to

WILLIAM J. YOUNG

a certain lot or tract

of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 139 of Block H, as shown on plat of East Park, recorded in the RMC Office for Greenville County in Plat Book A at Page 383, reference to which plat is made for a more complete metes and bounds description. This is the same property conveyed to the Seller herein by deed of Patricia Alice Schneider, dated May 7, 1969, and recorded May 14, 1969, in Greenville County Deed Book 868 at Page 47.

Purchaser agrees to maintain adequate fire insurance on the subject premises, naming Seller as loss payee thereon.

The execution and delivery of this contract voids any prior contract between the parties hereto relative to the subject real estate.

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

pay the sum of Seventeen Thousand (\$17,000.00) - - - Dollars in the following manner

One Thousand and No/100 (\$1,000.00) Dollars upon execution of this contract, and balance of Sixteen Thousand and No/100 (\$16,000.00) Dollars payable in 84 equal monthly payments of \$308.80 each, beginning February 28, 1980, according to note of even date.

until the full purchase price is paid, with interest on same from date at 15% per cent, per annum

until paid 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 reasonable dollars for attorney's fees, as is

shown by his note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. Purchaser further agrees to maintain term life insurance policy equal to or greater than the mortgage debt, naming Seller as loss payee thereon.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Seller shall be discharged in law and equity from all liability to make said deed and may

treat said Purchaser as tenant holding over after termination

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

already paid the sum of Three Hundred & Eight & 80/100 dollars per month\* for rent, or

by way of liquidated damages, or may enforce payment of said note\* so long as the premises are occupied by purchaser, all prior payments to be treated as rent upon default by purchaser

In witness whereof, we have hereunto set our hand and seal this 9th day of

January A.D., 19 80

In the presence of:

*Kathryn D. Cunningham*  
*William J. Young*

*Richard A. Luben* (Seal)  
RICHARD A. LUBEN, Seller

*William J. Young* (Seal)  
WILLIAM J. YOUNG, Purchaser

#It being understood that this discharge shall not operate unless purchaser becomes more than two(2) monthly payments in arrears, this constituting purchaser's permissive grace period, if needed, at any time or times.

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