

STATE OF SOUTH CAROLINA

NOV 13 4 53 PM '81

BOND FOR TITLE 1158 354

COUNTY OF Greenville

DONN BANKERSLEY R.M.C.

This contract made and entered into by and between Bethel Missionary Baptist Church

hereinafter referred to as the Seller(s) and Alvie A. Emerson

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, All that certain piece, parcel or lot of land, containing approximately 1.50 acres, located on Standing Springs Road this being the eastern portion of approximately 3.28 acres, property known as "Property of Bethel Missionary Baptist Church beginning 382' from center of said road as shown on plat recorded on June 10, 1981 in Deed Book 1149, at Page 713 in the RMC Office for Greenville County, SC

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of One (1.00) and assumption of payments as set forth in the bond for title dated June 10, 1981, recorded the same date in Deed Book 1149, Page 712 said terms to be as follows: \$396.46 in monthly installments at the rate of 10% for a period of 117 months beginning September 1, 1981, additionally The Purchasers agree to assume \$6,000.00 balance owed to Bankers Trust.

\*The Sellers specifically grant to the Purchasers a right-of-way along the front of the property running with Standing Springs Road for the purpose of ingress and egress. Said right of way to be 20' wide on the southern portion of Seller's property. IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller copy of insurance policy. In the event any due installment is in arrears and unpaid for a period of \_\_\_\_\_ 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.

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. Any title defects or encumbrances to be cleared at expense of Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 13th day of September, 1981.

In the presence of:

Kim R. Varney  
Cynthia T. Hood

BETHEL MISSIONARY BAPTIST CHURCH  
(Seller) BY: Le Roy Polk (SEAL)  
(Seller) BY: Donald R. Emerson (SEAL)  
(Seller's Wife) (SEAL)  
(Purchaser) Alvie A. Emerson (SEAL)  
(Purchaser) (SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

PERSONALLY appeared the undersigned witness and made oath that (s) he saw the within named grantor(s) sign, seal and as the grantor's (s') act and deed deliver the within written Bond for Title and that (s) he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 13th

day of September, 1981.

Cynthia T. Hood (SEAL)  
Notary Public for South Carolina  
My Commission expires: 11/27/89

Kim R. Varney

DOCUMENTARY STAMP  
NOV 13 1981

at 4:53 P.M.

RECORDED NOV 13 1981

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