

303 West Avenue
Greenville, S.C. 29611

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS:

Anna G. Lockee

have agreed to sell to
a certain lot or tract

Mamie Lee Duckett

of land in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 54 and 55 on a Plat entitled "Jones R. West Property" and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, Page 190, reference to which is hereby craved for the metes and bounds thereof.

- (1) Purchaser accepts property in "AS IS" condition;
- (2) No prepayment penalty;
- (3) A five (5%) percent late charge will be added to any payment not received -- by Seller by the 10th day of the month when due;
- (4) For purposes of foreclosure, this Bond for Title will be considered to be in default if any payment becomes more than thirty (30) days late.

14-235-117-1-3,4

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of THIRTY-SIX THOUSAND (\$36,000.00) and no/100-Dollars in the following manner

In monthly installments of Three Hundred Ninety-Eight and 40/100 (\$398.40) Dollars each, commencing July 1, 1984 and continuing thereafter on the first day of each successive month, until paid in full

until the full purchase price is paid, with interest on same from date at twelve 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 proceedings of any kind, then in addition the sum of a reasonable amount ~~dollars~~ for attorney's fees, as is shown by my note of even date herewith. The purchaser agrees to pay all taxes while this

contract is in force. Purchaser shall also maintain and keep in force fire insurance on the property in an amount of at least \$36,000.00, naming the Seller as Loss Payee.

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 ~~lease~~ and shall be entitled to claim and recover, or retain if

already paid the sum of _____ dollars per year for rent, 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 14th day of June A.D., 19 84

In the presence of:

[Signature]

Anna G. Lockee (Seal)
Mamie Lee Duckett (Seal)

RECORDED

4325 (RV. 2)

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