STATE OF SOUTH CAROLINA

BOND FOR TITLE TO

COUNTY OF GREENVILLE

REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That we, G. H. Montgomery and Paula C. Montgomery, as Sellers, have agreed to sell to Evalona Hunt Wagner, as Purchaser, the following described real estate:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Easterly side of Bennett Street, in the City of Greenville, South Carolina, being shown as Lot No. T-10 on the plat of the property of C. H. Talley as recorded in the RMC Office for Greenville County, S. C. in Plat Book "H", page 116, and having according to a survey made by Pickell & Pickell, Engineers, dated November 15, 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Bennett Street, at a point 76 feet North of the Northeasterly intersection of Bennett Street and Croft Street, said pin being the joint front corner of Lots Nos. 9 and T-10, and running thence along the Easterly side of Bennett Street N 19-30 E 51 feet to an iron pin, joint front corner of Lots T-10 and T-11; thence along the joint line of the last mentioned lots S 70-30 E 150 feet to an iron pin; thence S 19-30 W 51 feet to an iron pin, joint rear corner of Lots Nos. 9 and T-10; thence along the joint line of said lots N 70-30 W 150 feet to the point of beginning. Being the same property conveyed to the Grantors by deed of Nellie M. Karling and recorded in Deed Book 283, page 133.

The Sellers agree to execute and deliver unto the Purchaser a good and sufficient warranty deed conveying fee simple title upon condition that the Purchaser shall pay for the property the purchase price of Ninety-Nine Hundred Fifty and no/100 (\$9,950.00) Dollars, in the following manner:

The sum of Eight Hundred and no/100 (\$800.00) Dollars to be paid upon the execution of these presents, receipt whereof is hereby acknowledged, the balance to be paid as follows: Commencing on June 1, 1953, and thereafter on the first day of each succeeding month the sum of One Hundred Fifty and no/100 (\$150.00) Dollars, of which Thirteen and no/100 (\$13.00) Dollars is to be applied as interest and One Hundred Thirty-Seven and no/100 (\$137.00) Dollars is to be applied as payment on the principal balance until such time as there is remaining due and payable on the balance the principal sum of Seventy-four Hundred Fifty and no/100 (\$7,450.00) Dollars, whereupon the Sellers agree to execute to the Purchaser a good and sufficient warranty deed to the property, and to take as security for the remaining Seventy-Four Hundred Fifty and no/100 (\$7,450.00) Dollars a purchase money mortgage over the property. The