

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

AUG 20 12 58 PM '79

BOND FOR TITLE

DONNIE SANDERSLEY

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This contract made and entered into by and between J. HAROLD DUNCAN

hereinafter referred to as the Seller(s) and JAMES E. DUNCAN

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, Approximately .25 acres as may be shown on a plat for James L. Snow prepared September, 1966 by C.O. Riddle R.L.S. and being the South Western most corner of a 1.00 acre lot on said plat and being more particularly described as follows:

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IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of (\$500.00) Five Hundred and No/100 -----Dollars for said property as follows: \$10.00 per month until paid in full beginning one month from date.

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 45 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.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17 day of August, 1979.

In the presence of:

(Seller) J. Harold Duncan (SEAL)
J. Harold Duncan

(Seller) (SEAL)

(Seller's Wife) x Betty K. Duncan (SEAL)

(Purchaser) (SEAL)

(Purchaser) James E. Duncan (SEAL)
James E. Duncan

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 17 day of August, 1979.

(SEAL)
Notary Public for South Carolina
My Commission expires: 12-31-85

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