

SEP 23 3 36 PM 1948

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH
R. M. C.
BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: That we, William S. H. Piper and Ruth M. Piper, have agreed to sell to Harold J. Hendrix those certain lots of land in the state and county aforesaid being known and designated as Lots Nos. 74 and 75 on Plat of University Park recorded in the R. M. C. Office for Greenville County in Plat Book P at page 127, and execute and deliver a good and sufficient warranty Deed on condition that the said Harold J. Hendrix shall pay the sum of \$1780.00 in the following manner: \$450.00 down, the receipt whereof is hereby acknowledged, the balance of \$1330 to be paid in monthly installments of \$73.89 commencing November 1, 1948 and continuing on the first of each and every succeeding month until the balance has been paid in full with interest thereon from October 1, 1948 at 5% per annum to be computed and paid monthly. Past due interest to bear interest at the same rate as the principal.

The purchaser agrees to pay all taxes while this contract is in force and effect.

It is further agreed that time is the essence of this contract and if payments under this contract are not made when due, the sellers, at their option, shall be discharged in Law and Equity from all liability to make said Deed and may cancel this contract and retain any and all payments previously made as liquidated damages to the Sellers.

However, the Sellers agree that if the Purchaser shall tender the entire balance due under this contract on or before noon December 31, 1948, a discount of \$178.00 will be made to the Purchaser against the purchase price and all interest previously paid will be likewise credited against the balance of the purchase price. However, in the event the final payment is not made on or before December 31, 1948, no credit or discount shall be allowed.

The Sellers further agree to provide a ditch to control drainage of water on the property line between Lots No. 75 and 76, said ditch to be completed within thirty (30) days from date.