

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

FILED  
 GREENVILLE CO. S. C.  
 CONTRACT AND BOND FOR TITLE

MAR 13 9 55 AM 1950

KNOW ALL MEN BY THESE PRESENTS, that I, Shelton J. Rimer, have agreed to sell to John H. Suttles, Jr. a certain lot or tract of land in the County of Greenville, State of South Carolina, in Paris Mountain Township, lying and being on the Western side of Hunts Bridge Road at the Northwest corner of the intersection of the said Hunts Bridge Road and the White Horse Road, beginning at the corner of the property of J. K. Keller and running thence with the Hunts Bridge Road, S. 1-51 W., 70 feet to a stake where the Western line of the Hunts Bridge Road intersects with the White Horse Road; thence with the White Horse Road, S. 17-36 W., 5 feet to a point, corner of other property belonging to Grantors (Harvey D. Long and Mary B. Long); thence along Grantors line in a Western direction, 355 feet, more or less, to an Elm tree at the corner of J. K. Keller's property; thence along J. K. Keller's line, N. 78-51 E., 371.5 feet to the beginning corner, being the same tract of land conveyed by Harvey D. Long and Mary B. Long to C. A. Bouchillon and Ethel M. Bouchillon on October 12, 1948, deed recorded in Deed Book 363 at Page 107, and the same property conveyed to Shelton J. Rimer by C. A. Bouchillon and Ethel M. Bouchillon, deed to be recorded.

Also, the said Shelton J. Rimer, for the consideration herein stated, agrees to convey a good title to the following personal property, when the conditions of this instrument have been fulfilled: one dressing table, two living room tables, one bedroom suite with springs and mattress, one chest of drawers, one chair, one dinette suite, one stove and one gas tank, and execute and deliver a good and sufficient warranty deed therefor on condition that the said John H. Suttles, Jr. pay the sum of twenty seven hundred and forty five (\$2745.00) dollars in the following manner: \$395.00 to be paid upon the signing of this instrument, receipt of which is hereby acknowledged, and the balance of \$2350.00 to be paid \$30.00 on May 10, 1950, and a like amount on the 10th day of each and every month thereafter until the total sum of \$800.00 has been paid, at which time, the said Shelton J. Rimer agrees to deliver a good and sufficient warranty deed for said property upon the execution by the said John H. Suttles, Jr. of a good first mortgage over said property for the balance of the purchase price then due, which shall be payable at the same rate and in the same manner as herein above set forth, until paid in full, all of said payments to bear interest at the rate of six (6%) per cent. per annum, from date hereof, to be computed and paid quarterly, 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 ten (10%) per cent for attorney's fees, as is shown by a note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, the said Shelton J. Rimer shall be discharged in law and equity from all liability to make said deed, and may treat the said John H. Suttles, Jr. as a tenant holding over after termination, or contrary to the terms of a lease, and shall be entitled to claim and recover, or retain if already paid, whatever amount that has been paid when default is made for rent, or by way of liquidated damages, and/or may enforce payment of said note.

It is agreed that the said John H. Suttles, Jr. is to make the payment due on the trailer traded to Shelton J. Rimer for the month of ~~March~~, 1950.

It is agreed that the said John H. Suttles, Jr. is to keep all taxes and