

STATE OF SOUTH CAROLINA NOV 5 12 10 PM 1963  
 COUNTY OF GREENVILLE ) BOND FOR TITLE OF REAL ESTATE.

KNOW ALL MEN BY THESE PRESENTS, That I, J.A. Barry, Sr. of Fountain Inn, S.C. have agreed to sell to RUBY LEE CROSBY, EMILY L. McCOY and CORNELIA L. HARRIS, a certain lot or tract of land in the County of Greenville, State of South Carolina.

ALL that piece, parcel or lot of land with improvements thereon, situate, lying, and being in the County of Greenville, Chicksprings Township, S.C. on the southeast side of "A" Street, or Thrift Street, and being known and designated as Lot 6 of T.B. Rains, according to survey made by George Ellis, September, 1939, and having the following metes and bounds to WIT:

BEGINNING at an iron pin on the southeast side of "A" Street or Thrift Street (Known as No. 10 Thrift Street) at corner of Lot 7, which point is approximately 350 feet northeast of Worley Road; and running thence along "A" or Thrift St. in a northeasterly direction 50 feet to an iron pin at corner of Lot 5, which point is approximately 360 feet southwest of Raines Avenue; thence in a southeasterly direction 150 feet to an iron pin at rear corner of Lot 7; thence in a northwesterly direction 150 feet to the beginning corner and being the same property conveyed to me by Permelia M. Mobley on August 7, 1962 by deed recorded August 10th. 1962 in Book 704 at Page 156. But for a more recent description of this property, reference is made to survey and Plat made by C.O. Riddle, Surveyor, for J.A. Barry, Sr. November, 1962 and recorded in Plat Book C.C.C. at page 57, R.M.C. Office for Greenville County, S.C. in which this lot is described as being 166.6 feet by 49.85 feet by 169.2 feet by 49.5 feet and being the same property as No. 10 Thrift Street.

The Grantor does hereby agree to execute and deliver a good and sufficient warranty deed therefor on condition that the Grantees, RUBY LEE CROSBY, EMILY L. McCOY and CORNELIA L. HARRIS jointly and severally, shall pay the sum of Six Thousand (\$6000.00) Dollars in the following manner to WIT:

The Six Thousand (\$6000.00) Dollars is to be paid over a period of Ten (10) years, monthly, in payments of Seventy Two and 32/100 (\$72.32) Dollars, per month for a total of One Hundred and Twenty (120) Months, beginning on the First Saturday in November 1963, and continuing monthly, each month, thereafter on the First Saturday of each month for 120 months, through the First Saturday of November 1973, or until the full amount is paid in full unless the full amount is paid in full sooner. The above payments includes, taxes and insurance and interest. If taxes and insurance should increase as time goes by, any increase in these rates shall be added to the monthly payments. These payments shall be made until the full purchase price is paid with interest on same from date of beginning payment at the rate of Six (6%) per cent, which interest is figured in and added to the monthly payments as designated above. Should any of these payments not be made when due, these payments will be added to the principal and bear interest at the same rate as the 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 will be added for attorneys fees as is shown on the Grantee Note of even date herewith.

Should the purchasers wish to Re-finance this paper or pay this obligation in full at any time, they may be at liberty to do so whenever they may so desire. Whenever purchasers have enough payments made to enable them to re-finance this debt with a building and loan Association over a longer period of time, at reduced payments, they may be at liberty to do so.

It is agreed that time is of the essence and if payments are not made when due, Grantor shall be discharged in law and equity from all liability to make said deed, and may treat said purchasers as tenants holding over after termination, or contrary to the terms of Grantors Lease and shall be entitled to claim and recover, or retain if already paid, the sum of \$867.94 per year for rent, or by way of liquidation damages, or may enforce payment of said note.

In Witness Whereof the parties hereto have set their hands and seals this 2nd day of November A.D. 1963.

In The Presence Of:

Richard M. Pace wit.  
Edwin S. Painter wit.

J. A. Barry Sr Seal  
Ruby Lee Crosby Seal  
Emily L. McCoy Seal  
Cornelia L. Harris Seal