

5:00 P.M.

5-68 2M

No. 137A BOND FOR TITLE TO REAL ESTATE W. A. Seybt & Co. Office Supplies Greenville, S. C.

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The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: J. Doyle Launius & Alta Ferne Launius

..... have agreed to sell to
Robert A. Griffith & Carolyn C. Griffith..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, being known and designated as Lot 63 on Plat of Peachtree Terrace, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, Page 189, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeastern side of Maple Drive, joint front corner Lots 63 and 64; running thence with the joint line of said lots S. 47-E. 166.7 feet to an iron pin; thence N. 36 E. 100 feet to an iron pin at the joint rear corner lots 62 and 63; thence with the joint line of said lots N. 48-35 W. 161.2 feet to an iron pin on the southeastern side of Mauldin Drive; thence with the southeastern side of Mauldin Drive, S. 39-04 W. 95 feet to an iron pin, the point of beginning.

~~Payments applied as follows: \$198.18; principal and interest, \$8.34 for insurance premium deposit and \$18.00; property tax deposit.~~

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Twenty-Seven Thousand Nine Hundred & No/100 Dollars in the following manner: Nine Hundred and No/100 (\$900.00) Dollars herewith, receipt of which is acknowledged and \$224.52 per month, including insurance and tax deposit commencing September 1st, 1973 and like amount of \$224.52 on the first day of each and every month hereafter until paid in full. With the privilege of anticipation in multiples of the principal and interest payment at any time. until the full purchase price is paid, with interest on same from date of ~~eight~~ ^{monthly} per cent, per annum until paid to be computed and paid ~~annually~~ ^{monthly}, 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 fifteen per cent ~~twenty~~ for attorney's fees, as is shown by OUR note of even date herewith. The purchaser S. agrees to pay all taxes while this contract is in force, and hazard insurance premiums. Payments to be made by the fifth day of each month, otherwise a penalty of five (5) per cent will be ~~added.~~

It is agreed that time is of the essence of this contract, and if the said payments are not made when due they shall be discharged in law and equity from all liability to make said deed, and may treat said Robert A. Griffith & Carolyn C. Griffith as tenant S. holding over after termination, or contrary to the terms of this ~~contract~~ ^{contract} and shall be entitled to claim and recover, or retain if already paid the sum of Two Hundred Twenty-Four & 52/100 ~~---~~ ^{month} dollars per ~~year~~ ^{month} for rent, or by way of liquidated damages, or may enforce payment of said note. Should ~~default in~~ ^{purchasers} payment, premises will be returned in good condition, wear and tear accepted. In witness whereof, we have hereunto set hand S. and seal this 25th day of

July A. D., 19 73

In the presence of:
Frank P. Patterson J. Doyle Launius (Seal)
Edward B. Harmon Alta Ferne Launius (Seal)
Robert A. Griffith (SEAL)
Carolyn C. Griffith (SEAL)

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For Launius see deed books 1006 of page 237