

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOND FOR TITLE

vs 1035 No 578

THIS CONTRACT entered into by and between ROBERT W. JONES, hereinafter called Seller, and RICHARD A. GOSNELL AND JUDY W. GOSNELL, hereinafter called Purchasers.

WITNESSETH:

The Seller hereby agrees to sell and convey unto the Purchasers the following described property.

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, designated as Lot No. 145, Section 1 of Brandon Hill Subdivision, as shown on a plat thereof recorded in the REC Office for Greenville County in Plat Book 20 at Pages 56-59, said property being located at No. 2 Bryant Street, and having the courses and distances shown on said plat.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Seven Thousand Five Hundred and No 100 (\$7,500.00) Dollars with interest at the rate of eight per cent (8%) per annum and the payments being Seventy-One and 68 100 (\$71.68) Dollars due and payable on the 1st day of May, 1976, and on a like date of each and every month thereafter until paid in full. The term of this contract to be fifteen (15) years with the last payment due and payable on April 1, 1991.
2. It is agreed that the Seller will convey by fee-simple warranty deed to said Purchasers when the balance owing unto the Seller is Five Thousand and No 100 (\$5,000.00) Dollars at which time the Purchasers will execute a note and mortgage on the balance of Five Thousand and No 100 (\$5,000.00) Dollars with interest at the rate of eight per cent (8%) per annum and payments to continue on the same basis and in the same amount as in this Bond for Title.
3. The Purchasers will be responsible for payment of all taxes and assessments accruing after the date hereof and the Purchasers agree to insure the dwelling in at least the amount of the outstanding indebtedness on this Contract.
4. Time is of the essence of this agreement, and upon the failure of the Purchasers to make any payments within thirty (30) days after the due date thereof, the Seller may immediately declare this Contract terminated, retain all sums paid hereunder as rent and or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction as in the case of a defaulting tenant at will.
5. The Purchasers may anticipate payment in whole or in part at any time without penalty.

GREENVILLE CO. S.C.
APR 30 10 37 AM '76
DONNIE S. TANKERSLEY
R.M.C.

4328 RV.2

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