

GREENVILLE CO. S. C.

MAY 7 2 50 PM '76

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BOND FOR TITLE

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

DONNIE S. TANKERSLEY R.M.C.

This contract made and entered into by and between

J. P. Loofer

hereinafter referred to as the Seller(s) and Greer B. Holland and B. Curtis Jerkins, Jr.

hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, being shown as 10.0 acres, more or less, according to plat prepared for J. F. Loofer, dated May 3, 1976, prepared by J. L. Montgomery, III, R.L.S.; for a more particular description, see the aforementioned plat

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Twelve Thousand Five Hundred (\$12,500.00) Dollars for said lot(s) as follows: \$1,000 payable at closing; the balance of \$11,500, with interest at 8.5% per annum payable at \$115.00 per month beginning 30 days from date for 120 consecutive months, with the balance of principal and interest due and payable in full at time of final monthly installment. Purchasers agree to pay all closing costs, including preparation of deed and deed stamps. The deed will be subject to restrictive covenants of record, set-back lines, road or passageway rights-of-way, easements, and zoning ordinances, if any. Purchasers further agree as part of consideration that they will not utilize this property for commercial or industrial purposes.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly installment is in arrears and unpaid for a period of 30 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract. If default occurs, purchasers agree to vacate premises immediately.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon. This Bond for Title shall be binding on all parties hereto, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 4th day of May, 1976.

In the presence of:

Baety O. Gross, Jr.
H. T. Kellum

(Seller) J. P. Loofer (SEAL)

(Seller) (SEAL)

(Seller's Wife) (SEAL)

(Purchaser) Greer B. Holland (SEAL)

(Purchaser) B. Curtis Jerkins (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me Joyce P. Phillips and made oath that he saw the within named seller and purchasers

sign, seal and as their act and deed deliver the within written Bond for Title, and that she, with Baety O. Gross, Jr. witnessed the execution thereof.

Sworn to before me this 4th day of May, 1976

Baety O. Gross, Jr. (SEAL)
Notary Public for South Carolina

My commission expires: 2/28/83

RECORDED MAY 7 '76

At 2:50 P.M.

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