

STATE OF SOUTH CAROLINA)

BOND FOR TITLE

COUNTY OF GREENVILLE)

This contract made and entered into by and between Quentin O. Ball, Jr. and Nash J. Ball, hereinafter referred to as the Seller(s) and Thomas F. and Linda G. Morgan, hereinafter referred to as the Purchasers.

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, Lot #28 Trollingwood Subdivision.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Fifteen Thousand (\$15,000.00) Dollars for said property as follows: \$100.00 down payment and \$14,900.00 in equal monthly installments of \$205.26 with the first payment being due October 22, 1979 at 11% interest. Buyer will make payments of \$180.00 per month to Southern Bank.

It is understood and agreed, that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller copy of insurance policy.

In the event any due 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.

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. Any title defects or encumbrances to be cleared at expense of Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 17 day of October, 1979.

IN THE PRESENCE OF:

Quentin O. Ball Sr.
Bernice W. Baice
Quentin O. Ball Sr.
Bernice W. Baice

Quentin O. Ball Jr. (SEAL)
QUENTIN O. BALL, JR., Seller
Nash J. Ball (SEAL)
NASH J. BALL, Seller

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