

The State of South Carolina
COUNTY OF GREENVILLE

BOND FOR TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: Laura H. Keese
..... have agreed to sell to
Stanley E. Shell and Barbara Shell a certain lot or tract

of land in the County of Greenville, State of South Carolina, described as follow:
ALL that certain piece, parcel or lot of land with the buildings and improvements
thereon lying and being on the southerly side of Fleetwood Drive, near the City
of Greenville, S.C., being known and designated as Lot No. 61 on plat of Magnolia
Acres, as recorded in the RMC Office for Greenville County, S.C., in Plat Book
GG at Page 133.

THIS being the same property conveyed to the grantor herein by deed of George Davis
and Barbara Davis, as recorded in Deed Book 1152 at Page 141, in the RMC Office
for Greenville County, S. C., on July 21, 1981; and by deed of James L. Keese,
as recorded in Deed Book 1193 at Page 545, in the RMC Office for Greenville
County, S. C., on August 1, 1983.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
(\$39,950.00)
pay the sum of Thirty-Nine Thousand Nine Hundred Fifty and 00/100 Dollars in the following manner
\$2,000.00 at execution of this Bond and \$438.70 per month principal and interest and
\$54.22 per month tax and insurance escrow (to be adjusted as actual costs increase
or decrease) for Twenty-Seven (27) years with each payment due on the 1st day of
each month beginning 6/1/84 and a late charge of 5% being charged on payments not (cont'd
until the full purchase price is paid, with interest on same from date at 13.50 per cent, per annum below)
until paid to be computed and paid annually, 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 proceed-
ings of any kind. then in addition the sum of reasonable dollars for attorney's fees, as is
shown by their note of even date herewith. The purchaser^s agrees to pay all taxes while this
contract is in force. The purchasers have the right to re-finance and pay the outstanding
balance under this agreement at any time with no pre-payment penalty.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due seller shall be discharge^d in law and equity from all liability to make said deed, and may
treat said purchasers as tenant^s holding over after termination,
or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if
already paid the sum of amounts paid dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, she have hereunto set her hand and seal this 18th day of
May A. D., 19 84.

In the presence of:

Elizabeth M. Walker

Laura H. Keese (Seal)
Laura H. Keese

H. Michael Daimy

Stanley E. Shell (Seal)
Barbara Shell

(cont'd from above) made by the 5th day of each month.

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RECORDS

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