

State of South Carolina

County of Greenville

FILED  
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OLLIE FARNSWORTH  
R. A. C.

DOCUMENTARY STAMPS ON NOTE.

KNOW ALL MEN BY THESE PRESENTS: That I, Walter Levant

hereinafter designated as "Owner," has agreed to sell to

James A. Callahan,

hereinafter designated as "Purchaser"

a certain lot or tract of land in the County of Greenville, State of South Carolina, known as Lot No. 5 of the Ladson A. Mills property between Gower St. and Columbus Avenue, as shown on plat by Dalton & Neves, recorded in the office of Register of Mesne Conveyance for Greenville County in Plat Book H, page 117, described as follows: Beginning at a stake on the east side of Lindbergh Avenue at corner of lot No. 6 and running thence N. 37 E. 48 feet to corner of Lot No. 4; thence S. 53 E. with lot No. 4, 113.1 feet to land now or formerly owned by Loveless. Thence S. 31-13 W. 48.2 feet to line of lot No. 6. Thence with lot No. 6, N. 53 W. 118 feet to the beginning corner, being the same conveyed to Walter Levant by Ladson A. Mills, October 1, 1929, deed recorded in said Register's office in Volume 134, page 518,

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of One Thousand and no/100----- Dollars in the following manner in installments of Twenty (\$20) Dollars per month, due and payable on the first day of each calendar month hereafter, beginning May 1, 1949, until the full purchase price is paid, with interest on same from date at six percent per annum annually in advance until paid, to be computed and paid annually, and if unpaid to bear interest until paid at the 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 ten per cent.

for attorney's fees, as is shown by his note of even date herewith. The purchaser shall pay all taxes assessments and insurance premiums while this contract is of force. Purchaser to pay for stamps on deed when made by owner.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the Owner shall be discharged in law and equity from all liability to make said deed, and may treat the Purchaser as a tenant holding over after the termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of One Hundred Fifty dollars per year for rent, or for liquidated damages, or may enforce payment of said note.

The Purchaser agrees to buy the land and pay for the same, subject to the above conditions.

In witness whereof we have hereunto set our hands and seals this 25th day of March, 1949. A. D. 1949

In the presence of

Walter Levant (Owner) (SEAL)  
James A. Callahan (Purchaser) (SEAL)

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