

State of South Carolina, }  
COUNTY OF GREENVILLE

VOL 427 PAGE 225

KNOW ALL MEN BY THESE PRESENTS: I, Homer Styles,

has ~~been~~ agreed to sell to Katherine C. Kelley a certain lot or tract of land in the County of Greenville, State of South Carolina, in Bates Township, and, according to plat made by T. D. Dill, R.L.S., May 12, 1950, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Hart Street and running thence with said street S. 36-15 E., 70 feet; thence S. 49-05 W. 154 feet; thence N. 68-12 W., 76.4 feet; thence N. 49-05 E., 193.4 feet to the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of Thirty Three Hundred and no/100- - - Dollars in the following manner \$35.00 per month, beginning 30 days from the date hereof and a like amount each successive 30 days until paid in full. Payments to apply first to interest and balance to principal, the sum of \$400.00 is paid herewith, leaving a balance in the sum of \$2900.00.

until the full purchase price is paid, with interest on same from date at six per cent. per annum until paid to be computed and paid monthly 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 proceedings of any kind, then in addition the sum of 10% of balance due ~~per year~~ for attorney's fees, as is shown by my note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force.

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 discharged in law and equity from all liability to make said deed, and may treat said Katherine C. Kelley as tenant holding over after termination, or contrary to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid ~~the sum of~~ any amount paid to date of default ~~on the first day of~~ for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set hand and seal this 27th day of February A. D. 1950.

In the presence of

Eugenia S. Byrde  
C. Victor Lyle  
Homer Styles (SEAL)  
Katherine C. Kelley (SEAL)

This is to certify that I have no further interest in the property above described and hereby authorize Homer Styles to execute a deed to same to Catherine C. Kelley when contract is complied with.

Witness:  
1. Clara B. Styles  
2. Mattie P. Clark  
William L. Kelly

Continued on Next Page