

State of South Carolina, }  
 COUNTY OF GREENVILLE . }

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KNOW ALL MEN BY THESE PRESENTS: That I, E. E. Watson, of Greenville  
County, South Carolina, have agreed to sell to  
Nathaniel Bowens and Hattie Bowens, a certain lot or tract

of land in the County of Greenville, State of South Carolina, north of and near the City  
 of GREENVILLE, north of and near the old Rutherford Road (old Camp Road)  
 on southern side of Watson Street, being shown and designated as Lot  
 Number TWO (No. 2) of survey and plat of the property of E.E.  
 Watson, made by G. A. Ellis, Surveyor, March 28, 1945.

The said lot has a frontage on Watson Street, of Forty (40)  
 feet, with a rear line of Forty (40) feet, and having side lines of  
 One Hundred Twenty (120) feet each.

This is a part of a tract of about Six (6) acres or land con-  
 veyed to me by J. P. Chappell, Mattie Goldsmith Farmer and others, by  
 deed recorded in the R. M. C. office.

I agree to pay off in full a mortgage over the above describ-  
 ed property, executed by me to Oscar Hodges, Jr., et al., recorded in  
 said R. M. C. office, - that is, as said mortgage payments are provided  
 to be made in and by said mortgage.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall  
 pay the sum of TWO THOUSAND and no/100 (\$2,000.00) Dollars in the following manner,  
TWENTY (\$20.00) DOLLARS ON February 19th, 1951, and a like amount on the  
and a like amount on the 19th day of each and every succeeding Calendar  
month thereafter until paid in full,

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 ~~annually~~ <sup>quarterly</sup> 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 Fifty (\$50.00) dollars for attorney's fees, as is  
 shown by his 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 I shall be discharged in law and equity from all liability to make said deed, and may  
 treat said Nathaniel Bowens and Hattie Bowens as tenant holding over after 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 Two Hundred (\$200.00) dollars per year for rent, or  
 by way of liquidated damages; or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 19th day of  
January A. D. 1951.

In the presence of

John C. Henry  
W. E. Halbrook

E. E. Watson. (SEAL)  
Nathaniel Bowens (SEAL)  
Hattie Bowens (seal)

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