

The State of South Carolina
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
JUL 10 10 10 AM 1953
(In Duplicate)

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, E. E. Watson, of Greenville County,
South Carolina, Owner, have agreed to sell to
William Burnett and Dorothy Burnett, Purchasers, a certain lot or tract

of land in the County of Greenville, State of South Carolina, near Brutontown, near City of
Greenville, in County of Greenville, State of South Carolina, north from
old Camp Road, on southern side of Beard Street, being shown and designated
as Lot Number One (No. 1) on a plat of the property of E. E. Watson, made by
G.A. Ellis, Sur., March 28, 1945, and having the following metes and bounds:

BEGINNING at a point on southern side of Beard Street, joint front corner
with Lot No. 2 of said plat, and running thence S. 28-48 E. 120 feet a-
long eastern line of said Lot No. 2 to point; thence N. 58-54 E. 110 feet a-
long line of property of E. E. Watson to point in line of property of Green-
ville County; thence N. 60-28 W. 137 feet along line of said last named prop-
erty to point in southern side of said Beard Street at its termination; thence
S. 58-54 W. 35 feet along southern side of said Beard Street to the point of
beginning.

The above described property is a part of a tract of about six acres,
more or less, conveyed to me by deeds by J. P. Chappell, and others, same
recorded in R.M.C. office,

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall

pay the sum of TWENTY FIVE HUNDRED (\$2500.00) Dollars in the following manner
\$100.00 cash; Twenty Five (\$25.00) Dollars on Oct. 1, 1953, and a like sum on the
1st day of each and every succeeding Calendar month thereafter, each of said
payments to be applied first to interest and then to the principal balance
owing from month to month, until paid in full, both as to principal and as to
interest, with right to anticipate by payment of all or any part before due,
until the full purchase price is paid, with interest on same from date at Six per cent, per annum
until paid to be computed ^{quarterly} and paid ^{monthly} ~~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 Ten (10%) per cent ~~thereof~~ for attorney's fees, as is
shown by their note of even date herewith. The purchaser agrees to pay all taxes while this
contract is in 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 William Burnett and Dorothy Burnett as tenants 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 Three Hundred (\$300.00) dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand and seal this 31st day of
August, A. D., 1953.

In the presence of:

Hattie Bowens E. E. Watson (Seal)
John C. Henry William Burnett (Seal)
Dorothy Burnett

(Continued on Next Page)