

State of South Carolina,
COUNTY OF GREENVILLE

FILED BOOK 580 PAGE 13
GREENVILLE CO. S. C.

JUL 8 2 45 PM 1957

OLLIE FARNSWORTH

R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, **NELLIE K. SIMS**, have agreed to sell to
ROY WILLIAMS and BETTY H. WILLIAMS (hereincalled purchasers)

_____ a certain lot or tract
of land in the County of Greenville, State of South Carolina, in Oaklawn Township, containing
41.97 acres, more or less, and being all of the property (consisting of Four (4) tracts
of land) conveyed to Nellie K. Sims by deed of Georgie K. Sims, et al, dated Jan-
16, 1951, recorded in the R. M. C. Office, Greenville County, S. C. in Deed Book 428,
at page 7, EXCEPTING, HOWEVER, that tract containing 62.08 acres, more or less,
and being the fourth parcel described in said deed above-mentioned which parcel has
heretofore been conveyed and sold to other parties:

~~(It is agreed that when the principal balance due hereunder shall have been reduced~~
~~by the purchasers to EIGHT THOUSAND (\$8000) DOLLARS, that Nellie K. Sims shall~~
~~upon demand execute and deliver a deed to the premises and that the purchasers shall~~
~~execute and deliver their promissory note in writing providing for liquidation of the~~
~~debt at the rate of \$80.00 per month in equal monthly installments, with payments applied~~
~~first to interest, balance to principal at the rate of Six per centum per annum payable~~
~~monthly; and the purchasers shall execute a mortgage in favor of the said Nellie K~~
~~Sims securing the note above mentioned. It is further agreed that the purchasers shall~~
~~not cut or permit the cutting of any trees on this property until the entire purchase~~
~~price has been paid in full.)~~

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of **TWELVE THOUSAND (\$12,000)** ----- Dollars in the following manner
sum of \$1,100.00 as down payment (receipt whereof is acknowledged) and the balance
of TEN THOUSAND NINE HUNDRED (\$10,900) DOLLARS payable in equal monthly
installments of \$80.00 each, commencing August 8, 1957, until paid in full; payments
applied first to interest; balance to principal **SIX** per cent. per annum
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~~ ^{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 proceed-
ings of any kind, then in addition the sum of **TEN (10%)** dollars for attorney's fees, as is
shown by **their** note of even date herewith. The purchaser ^B 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
NELLIE K. SIMS
due _____ shall be discharged in law and equity from all liability to make said deed, and may
treat said **purchasers** as tenant ^B 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 **SIX HUNDRED AND NO/100** 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 ^B and seal ^B this **8th** day of
July A. D. 19**57**

In the presence of

Madley Murchy
J. M. Whitmore

Nellie K. Sims (SEAL)
Roy Williams (SEAL)
Betty H. Williams

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