

State of South Carolina,
COUNTY OF GREENVILLE

JUL 19 10 13 AM 1962

BOOK 702 PAGE 401

KNOW ALL MEN BY THESE PRESENTS: I, EMMA L. KELLETT

R.D. FLEMING have agreed to sell to

a certain lot or tract

of land in the County of Greenville, State of South Carolina,

All that certain tract of land in Dunklin Township, County and State
aforesaid, lying on the East side of Augusta Road, near the Southeast corner
of property where the Grantor lives, and having according to a Survey entitled
"Property of R. D. Fleming", prepared May 25, 1962, by J. C. Hill, L. S.,
the following metes and bounds: BEGINNING at an iron pin in line of Huff
property; thence S. 51-05 W. 88.4 feet; thence S. 39 E. 171.8 feet to iron pin;
thence N. 59-10 E. 204.8 feet to iron pin in Knight property; thence with
Knight property, N. 36-30 W. 116. feet to iron pin in Huff property; thence with
Huff property, S. 57-15 W. 120.1 feet to iron pin; thence still with Huff property,
N. 39 W. 72.7 feet to point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of TWENTY FIVE HUNDRED (\$2,500) ----- Dollars in the following manner
\$30.00 on the first day of each and every month until paid in full
(commencing April 1, 1962), with payments applied first to interest
balance to principal

until the full purchase price is paid, with interest on same from date at SIX (6%) per cent. per annum
until paid to be computed 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 THREE HUNDRED 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 she shall be discharged in law and equity from all liability to make said deed, and may
treat said R.D. FLEMING 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 FOUR HUNDRED 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 _____ day of
March 31 A. D. 1962.

In the presence of
J. K. Traynham _____
Wm. F. Hill _____
Emma L. Kellett (SEAL)
_____ (SEAL)

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