

MAY 6 4 04 PM 1964

BOOK 748 PAGE 241

The State of South Carolina)
COUNTY OF GREENVILLE)

DEED

KNOW ALL MEN BY THESE PRESENTS: I, H. E. Hembree

..... have agreed to sell to
Demis H. Price a certain lot or tract

of land in the County of Greenville, State of South Carolina, with all buildings and improvements thereon, on the southern side of Lamont Drive and being a portion of Lot No. 46 of Dixie Farms (see Plat Book "L", Page 5) and containing 1.8 acres as shown on Plat of Property of Aldon Arrowood by John C. Smith dated Oct. 25, 1956 and recorded in the R. M. C. Office for Greenville County in Plat Book "FF" at page 522, and described as follows: BEGINNING at iron pin on the south side of Lamont Drive and running thence along said Drive N. 63-46 E. 75 feet to an iron pin; thence S. 30-50 E. 585 feet to an iron pin; thence N. 87-03 W. 226 feet to an iron pin; thence N. 29-46 W. 295 feet to an iron pin; thence N. 63-46 E. 104 feet 8 inches to an iron pin; thence N. 29-46 W. 180.4 feet to the point of beginning.
ALSO: All of that strip of land adjoining the above described property and shown on said plat, said strip fronting on Lamont Drive and having a width of 21.75 feet and a depth of 180.4 feet.

This is the same property conveyed to H. E. Hembree by deed recorded in the R. M. C. Office for Greenville County in Deed Book 732 at page 143.

and execute and deliver a good and sufficient warranty deed therefor on condition that the buyer shall pay the sum of seventy-two hundred and twenty Dollars in the following manner (\$7,220.00)

(\$220.00) down, the receipt of which is hereby acknowledged and the balance of \$7,000.00 to be paid at the rate of \$60.00 per month until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due May 15, 1964, and the remaining payments to be due on the 15th day of each month thereafter,

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 debt dollars for attorney's fees, as is

shown by a note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force, and carry fire and extended coverage insurance on dwelling in amount of \$5,000.00. Purchaser may anticipate payment in full at any time.

It is agreed that time is of the essence of this contract, and if the said payments are not made when the seller shall be discharged in law and equity from all liability to make said deed, and may

treat said buyer as tenant holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of amount paid 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 14th day of April A. D., 19 64

In the presence of:

[Signature] H. E. Hembree (Seal)
[Signature] Demis H. Price (Seal)

(Continued on next page)

For information see deed book 1033 of page 630-