

OLLIE FARNSWORTH  
R. M. C.

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The State of South Carolina  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: Thomas T. Adkins

\_\_\_\_\_ have agreed to sell to  
Rufus E. Cape and Frances B. Cape \_\_\_\_\_ a certain lot or tract

of land in the County of Greenville, State of South Carolina, lying and being on the eastern side of Whitney St. at Slater, known and designated as Lot 4, Block N, as shown on a plat entitled "Plat Showing Property Owned By Slater Manufacturing Co., Slater, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., Dec. 15, 1951, revised Feb. 25, 1952, and recorded in the R.M.C. Office for Greenville County in Plat Book CG, at Page 3 and having, according to said plat, the following metes and bounds:  
BEGINNING at an iron pin on the Eastern side of Whitney St., joint front corner of Lots 4 and 5 and running thence with the common line of said two lots N. 63-33 E. 225 ft. to an iron pin on the Western side of a 15-foot service alley; thence with the Western side of said alley S. 26-27 E. 150 ft. to an iron pin at the joint rear corner of Lots 3 and 4; thence with the common line of said two lots S. 67-20 W. 226.8 ft. to an iron pin on the Eastern side of Whitney St.; thence with the Eastern side of Whitney St. N. 23-04 W. 22 ft. to an iron pin; thence continuing with the Eastern side of Whitney St. N. 26-27 W. 113 ft. to an iron pin, the point of beginning.

This property sold subject to all rights and easements previously granted and the restrictions as stated in deed from J. P. Stevens & Co., Inc. to Lewis R. and Cora T. Beaman recorded in Book 531, Page 387, R.M.C. Office for Greenville County.

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

pay the sum of Sixteen Thousand Seven Hundred and no/100-----Dollars in the following manner Payable and due - cash down \$500.00 on May 1, 1970 and a cash payment of \$150.00 on June 1, 1970 with a like payment of \$150.00 cash on the 1st day of each and every successive month thereafter until May 1, 1975. Unpaid balance on May 1, 1975 to be refinanced on that date.

~~with interest on same from date at 8 per cent, per annum~~ with interest on same from date at 8 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% dollars for attorney's fees, as is

shown by a certain note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force and fire insurance. These costs are to be added to the balance in the month in which paid.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due and/or become 120 days in arrears, I shall be discharged in law and equity from all liability to make said deed, and may

treat said Rufus E. Cape and Frances B. Cape as tenant S. holding over after termination, or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if already paid the sum of total amount paid dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

SEE ADDITIONAL CONDITIONS ON REVERSE.

In witness whereof, we have hereunto set our hands and seals this 2nd day of

May A. D., 1970.

In the presence of:

Linda M. Galloway  
Joe A. Phillips

Thomas T. Adkins (Seal)  
Rachel K. Adkins (Seal)

(Continued on Next Page)

For Greenmount of Bond for Title for Book 954 & page 232