

FILED
GREENVILLE CO. S. C.

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The State of South Carolina
COUNTY OF GREENVILLE

AUG 11 3 40 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: JAMES COOLEY has
~~now~~ agreed to sell to

MARY ALEXANDER a certain lot or tract

of land in the County of Greenville, State of South Carolina, ALL that piece, parcel or lot
of land, situate, lying and being in the City of Greenville, in the
County of Greenville, State of South Carolina, being known and designated
as Lot 334, Pleasant Valley, plat of which is recorded in the RMC Office
for Greenville County, South Carolina, in Plat Book P, Page 114, reference
to which plat is made for metes and bounds, courses and distances.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall
pay the sum of Nine Thousand Eight Hundred and No/100 Dollars in the following manner
\$1,000.00 herewith, receipt of which is hereby acknowledged, and \$84.10
per month commencing September 11, 1970, and \$84.10 on the 11th day of
each and every month thereafter until paid in full with the final payment
due August 11, 1985.

until the full purchase price is paid, with interest on same from date at Eight (8%)
monthly until paid to be computed and paid ~~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 Fifteen per cent (15%)
for attorney's fees, as is
shown by her note of even date herewith. The purchaser agrees to pay all taxes while this
contract is in force and all insurance premiums.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due he shall be discharged in law and equity from all liability to make said deed, and may
treat said Mary Alexander as tenant 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 _____ dollars per month
for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 11th day of
August, A. D., 1970.

In the presence of:

James Cooley (Seal)
Edward R. Hamner (Seal)
Mary Alexander (Seal)