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The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, James A. Gilstrap, have agreed to sell to Charles and Zelda Simmons a certain lot or tract of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 79 as shown on plat of Coleman Heights recorded in the Office of the RMC for Greenville County in Plat Book RR at Page 115, said plat prepared by Terry T. Dill, RLS, dated February, 1958 and having such metes and bounds as shown thereon.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of \$3,518.00 Dollars in the following manner \$600.00 per year, beginning November 1, 1974, with the right of prepayment at any time

until the full purchase price is paid, with interest on same from date at 6 per cent, per annum 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 proceedings of any kind, then in addition the sum of \$500.00 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.

***SEE OVER

It is agreed that time is of the essence of this contract, and if the said payments are not made when due I shall be discharged in law and equity from all liability to make said deed, and may treat said Charles and Zelda Simmons as tenant's holding over after termination, or contrary to the terms of lease and shall be entitled to claim and recover, or retain if already paid the sum of Two Thousand Three Hundred Four 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 1st day of November A. D., 1973

In the presence of:

Carroll H. [Signature] (Seal)
James A. Gilstrap
Zelda M. Simmons (Seal)

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