

The State of South Carolina
COUNTY OF GREENVILLE

REC'D
S.C.
APR 18 1982
MUNICIPALITY OF GREENVILLE

VOL 1165 PAGE 480

KNOW ALL MEN BY THESE PRESENTS: BOYCE A. WATSON and DOROTHY L. WATSON,

..... have agreed to sell to
ROBERT M. HEMPHILL and BARBARA J. HEMPHILL..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, Lot No. 5, Howard Drive,
Simpsonville, South Carolina, with all improvements thereon. This
property bears Greenville County Block Book numbers: Sheet 318,
Block 1, Lot 14. (Shown as Lot 5 on Plat recorded in Plat Book LL at page 63.)

Deed to said property will be transferred when Buyer has paid Seller a total of
\$5,000.00 upon the principal. Seller will take a mortgage and Buyer will execute a
mortgage to Seller for \$20,000.00 when deed is delivered,

and execute and deliver a good and sufficient warranty deed therefor on condition that Buyer shall
pay the sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars in the following manner
\$500 now and \$2,000 at \$64.05 per month; also \$2,500 at \$335.95 per month. All
monthly payments shall be for 30 months beginning May 1, 1982. Balance of \$20,000
to be financed by Seller when deed delivered at 13% interest amortized monthly over
90 months at \$335.95 per month
until the full purchase price is paid, with interest on same from date at 13%..... 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 proceed-
ings of any kind, then in addition the sum of..... reasonable..... dollars for attorney's fees, as is
shown by N/A..... note..... of even date herewith. The purchaser..... agrees to pay all taxes and insurance
while this contract is in force. Buyer may prepay at any time without penalty. All monthly payments due
on the first of the month with a 5% of the payment late charge due if not paid by the 10th
of the month due.
It is agreed that time is of the essence of this contract, and if the said payments are not made when

due 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 No..... lease and shall be entitled to claim and recover, or retain if
already paid the sum of Down payment plus monthly payment..... 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 hands and seal s this 15th..... day of
April..... A. D., 19 82

In the presence of:
Rebekah P. Mitchell
Margaret A. Hurstator

Barbara J. Hemphill (Seal)
Robert M. Hemphill (Seal)
Boyce A. Watson (Seal)
Dorothy L. Watson (Seal)
Buyer
Buyer
Seller
Seller

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
APR 18 1982
\$ 25,000.00
137

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137

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(899) 318-1-14 (note)

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