

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE
SEP 22 2 31 1983
CLERK

PURCHASER'S MAILING ADDRESS:
P. O. Box 3975
Greenville, SC 29608

KNOW ALL MEN BY THESE PRESENTS: That I, EDITH M. FOWLER ("Seller"),
_____ have agreed to sell to
("Purchaser")
LACY P. BASSETT, JR., AND NOVALINE L. BASSETT / _____ a certain lot or tract

of land in the County of Greenville, State of South Carolina, at the northwestern corner of the intersection of Fair Street and Ballenger Street, being shown and designated as PROPERTY OF L. A. RHODES on a plat prepared by Jones Engineering Service dated May 24, 1973, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-A at Page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the aforementioned intersection and running thence along the northwestern side of Ballenger Street N. 50-22 W. 15.4 feet to an iron pin; thence N. 23-26 E. 159.2 feet to an iron pin; thence along the line of Lot No. 11, S. 66-13 E. 114.8 feet to an iron pin on the northeastern side of Fair Street; thence along the northeastern side of Fair Street S. 55-02 W. 191 feet to an iron pin, the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that Purchaser shall pay the sum of Fifteen Thousand Three Hundred Fifty Dollars in the following manner: (\$15,350.00)
at the rate of One Hundred Fifty (\$150.00) Dollars per month, including principal and interest, commencing October 1, 1983, until paid in full or until the existing first mortgage in favor of American Federal Bank is fully satisfied by Seller (see reverse) with interest on same from date at Ten 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 a reasonable sum dollars for attorney's fees, as is shown by Purchaser's note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force, and to maintain insurance on the property, naming both Purchaser and Seller as insured parties, as their interest may appear, and with American Federal Savings & Loan Association in the mortgagee clause.
It is agreed that time is of the essence of this contract, and if the said payments are not made when

2(235) 171-3-13.1 (note)

due Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Lacy P. Bassett, Jr., and Novaline L. Bassett as tenant's 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 all monies paid ~~plus 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 seals this 20th day of September, A. D., 1983.

L. H. Philpott
Witnesses as to Seller
Rebecca S. Philpott
Olivia B. Norris
Witnesses as to Purchasers

Edith M. Fowler (Seal)
EDITH M. FOWLER, SELLER
Lacy P. Bassett, Jr. (Seal)
LACY P. BASSETT, JR.
Novaline L. Bassett (Seal)
NOVALINE L. BASSETT

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