

STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE )

DOCUMENTARY STAMPS PLACED ON  
NOTE. \$36.00

KNOW ALL MEN BY THESE PRESENTS: That I , Joseph Emory Serrine

hereinafter designated as "Owner," has agreed to sell to R. W. Hunter and J. F. Perley hereinafter designated as "Purchasers" a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville, on the east side of North Main Street between Oak and Elford Streets, described as follows: BEGINNING at a point on North Main Street adjoining the Ottaray Hotel property, and running thence in an easterly direction 292 feet to a stake on Brown Street; thence northerly with Brown Street 89.5 feet to a stake adjoining land occupied by the DeLuxe Diner; thence with line of that property 309 feet to a stake on Main Street; thence southerly with Main Street 90 feet to beginning corner. Being the same conveyed to Jane Henry Serrine in two deeds: one by Joseph C. Coxe, Frank J. Coxe and Eleanor J. Gibson, Sept. 30, 1905, recorded in RMC office for Greenville County in Book MMM, page 575, and the other by Tench C. Coxe and Francis S. Coxe, Executors and Trustees, dated Nov. 6, 1905, and recorded in same office in Book RRR page 104. Reference is had to the last will and testament of Mrs. Jane Henry Serrine. The depth of the lot has been reduced by the widening of N. Main St., and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of One Hundred Thousand and no/100 - - - - -Dollars in the following manner:

13 feet

Ten Thousand Dollars cash; Ten Thousand Dollars on or before one year after date; the balance in installments of Five Thousand Dollars annually, with privilege of reducing the debt by such payments as Purchasers desire to make, and to pay the entire debt at their option, until the full purchase price is paid, with interest on same from date at four percent per annum until paid, to be computed and paid semi-annually, and if unpaid to bear interest until paid at the 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 ten per cent xxxx for attorney's fees, as is shown by his note of even date herewith. The purchasers shall pay all taxes assessments and insurance premiums while this contract is of force, from January 1, 1946. Taxes have been paid by Owner up to January 1, 1946.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the Owner shall be discharged in law and equity from all liability to make said deed, and may treat the Purchasers as a tenant holding over after the termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of four percent on unpaid / <sup>balance of principal,</sup> xxxxxxxxxx for rent, or for liquidated damages, or may enforce payment of said note.

The Purchasers agree to buy the land and pay for the same , subject to the above conditions.

In witness whereof we have hereunto set our hands and seals this 22nd day of January, A.D. xxx 1946.

In the presence of (Owner) J. E. Serrine (SEAL)  
H. L. Hagerman (Purchaser) R. W. Hunter (SEAL)  
J. L. Roberson, Jr. (Purchaser) J. F. Perley (SEAL)

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Personally appeared H. L. Hagerman, who says on oath that he saw J. E. Serrine, R. W. Hunter ,and J. F. Perley sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with J. L. Roberson ,Jr. witnessed the same Sworn to before me this 22nd day of January A.D. xxx1946

J. L. Roberson, Jr. (SEAL) H. L. Hagerman  
Notary Public , S. C. Recorded January 22nd 1946 - at 12:48 P.M. #1044