

The State of South Carolina }
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: That I, Carl Floyd

..... have agreed to sell to
R. L. Baldwin and Thelma L. Baldwin

..... a certain lot or tract
of land in the County of Greenville, State of South Carolina, containing 6.1 acres more or less,
and known as the Dreamland Lake Property, situate in Paris Mountain Township,
and being the same conveyed to me by Gracie L. Floyd, et al by deed dated
July 2, 1945, and recorded in the R.M.C. Office for Greenville County in Deed
Book 278, Page 98; together with all water rights, appurtenances, and ease-
ments. ALSO that tract of land in Paris Mountain Township, containing 5-1/2
acres more or less, being the same conveyed to me by Gracie L. Floyd by
deed dated August 26, 1948 and recorded in Deed Book 359, Page 127, R. M.C.
Office for Greenville County, and having the following metes and bounds:
BEGINNING at a point 141 feet from oak tree and running thence N. 13-45 W.
300 feet to iron pin on H. B. Tindal Property; thence with Tindal line N.
4-35 W. 527.5 feet to stone; thence S. 81-50 E. 600 feet; thence in a straight
line _____ feet to the beginning corner.

..... R. L. Baldwin and Thelma L. Baldwin
and execute and deliver a good and sufficient warranty deed therefor on condition that _____ shall

pay the sum of Eighteen Thousand and no/100** (\$18,000) Dollars in the following manner
\$825.00 upon the execution hereof, receipt of which is hereby acknowledged,
\$7,175.00 on or before October 15, 1951, at which time the deed is to be
delivered; assumption of mortgage of approximately \$4,000.00 to Peoples Natl
al Bank and balance of approximately \$6,000.00 by second mortgage to grantor
payable in twelve semi-annual installments at six per cent,
until the full purchase price is paid, with interest on same from date of _____ per cent, per annum
10-15-51
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 10% of balance as ~~allow~~ for attorney's fees, ~~as is~~
SELLER
The ~~buyer~~ agrees to pay all taxes while this
contract is in force. Seller agrees to obtain the release of building restrictins
applicable to this property.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
Carl Floyd
due _____ shall be discharged in law and equity from all liability to make said deed, and ~~may~~
~~thereof~~ ~~as~~ ~~is~~ ~~not~~ ~~holding~~ ~~over~~ ~~after~~ ~~termination~~,
of ~~control~~ ~~for~~ ~~the~~ ~~same~~ ~~as~~ ~~is~~ ~~not~~ ~~release~~ ~~and~~ ~~shall~~ ~~be~~ ~~entitled~~ ~~to~~ ~~claim~~ ~~and~~ ~~recover~~, ~~nor~~ ~~retain~~ ~~if~~
already ~~paid~~ ~~the~~ ~~sum~~ ~~of~~ ~~_____~~ ~~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 _____ hand and seal, this 15th _____ day of
August _____ A. D., 19 51

In the presence of:
[Signature] Carl Floyd (Seal)
[Signature] (Seal)

State of South Carolina
GREENVILLE COUNTY

Personally appeared C. P. Manly who says on oath that
he saw Carl Floyd sign, seal and deliver the
foregoing instrument for the uses and purposes therein mentioned, and that T. R. Manly he with _____
T. R. Manly witnessed the same.

Sworn to before me this 15th day of August A. D., 19 51
[Signature] (Seal) C. P. Manly
Notary Public, S. C.

Recorded August 15th, 1951 at 12:50 P. M. #18826