

The State of South Carolina }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: J. R. V. Reynolds
..... have agreed to sell to
J. R. Solesbee a certain lot or tract

of land in the County of Greenville, State of South Carolina, "As of the following described two tracts, pieces, or parcels of land: Tract #1 lying and being in Greenville County, Gowensville School District on the Gowensville-Landrum Highway about one mile east of Gowensville. BEGINNING at an iron pin in the said paved highway, the southeastern corner of lot #2 of the Crowell farm and running thence in the said highway North 12° 23' East 333 feet to an iron pin; thence leaving said highway South 86° 18' East 542 feet to an iron pin; thence a new line South 40° 42' East 329 feet, passing an iron pin at 318 feet, to an iron pin in a corner driveway; thence in said driveway North 86° West 590 feet to the BEGINNING containing 4.3 acres as shown on plat of property of R. V. Reynolds by J. C. Bruce, Registered Surveyor dated January 20, 1947. Being a part of the land described in that certain deed from Ralph S. Crowell to R. V. Reynolds, dated August 27, 1945 and of record in Vol. 280 Page 322 Office of Register of Mesne Conveyances, Greenville County, South Carolina."

and execute and deliver a good and sufficient warranty deed therefor on condition that J. R. Solesbee shall pay the sum of Twenty Five Hundred and No/100----- Dollars in the following manner 120 Monthly installments of 27.76 each to be paid on the first of each month following. The first installment having been paid July 1, 1947 and the second to be due August 1, and to be continuous thereafter 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 monthly, 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 reasonable amount dollars for attorney's fees, as is shown by the note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due J. R. Solesbee shall be discharged in law and equity from all liability to make said deed, and may treat said J. R. Solesbee as tenant holding over after termination, or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if already paid the sum of Three Hundred Thirty-Three and 12/100 dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, J. R. V. Reynolds have hereunto set hand and seal this 1st day of July A. D., 1947

In the presence of:
J. G. Anderson R. V. Reynolds (Seal)
Jean W. Smith (Seal)

(Continued on Next Page)