

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 8 11 17 PM '69

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: That I, Vera C. Haralson, of the County and state aforesaid have agreed to sell to

Horace Lee Ballenger and Alberta T. Ballenger of/ a certain lot or tract

of land in the County of Greenville, State of South Carolina, it being more particularly described as follows: to wit: All that piece, parcel or lot of land, lying and being on the western side of McCall Street in the City of Greenville, it being shown on a plat of property of J. H. Ware recorded in plat Book E, Page 264, and described as follows:

BEGINNING at a stake on the Western side of McCall Street 257.5 feet North from Rhett Street and running thence along the Western Side of said Street N. 18-49 W., 67.4 feet to a stake; thence S. 70-52 W. 100.9 feet to a stake at the corner of Lot 2; thence S. 18-49 E. 67.4 to a stake; thence N. 70-52 E. 100.9 feet to the beginning corner.

This being the same property conveyed to the Seller by deed recorded in Deed Book 300, Page 431.

and execute and deliver a good and sufficient warranty deed therefor on condition that Buyers shall pay the sum of Eight Thousand Five Hundred (\$8,500.) Dollars in the following manner Nine Hundred and No/100 (\$900.00) in cash at or upon the execution hereof, receipt whereof is hereby acknowledged and \$100.00 each and every month until the balance is paid commencing Sept. 15, 1969 and continuing until the full purchase price is paid, with interest on same from date at 7% per cent per annum ~~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 dollars for attorney's fees, as is shown by their 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 seller shall be discharged in law and equity from all liability to make said deed, and may treat said buyers as tenant holding over after termination, or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if already paid the sum of Twelve Hundred (\$1,200.00) 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 8th day of August A. D., 19 69.

In the presence of:

[Handwritten signatures of witnesses]

Vera C. Haralson (Seal)

[Handwritten signature] (Seal)

(Continued on Next Page)

This instrument is recorded for title for Deed Book 915 Page 593 to reference for ad