

FILED
GREENVILLE S.C. Office Supplies Greenville, S. C.

AUG 13 4 55 PM '69
OLLIE FARNSWORTH
R.M.C.

The State of South Carolina }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: Alvin F. Batson and Kathryn F. Batson

_____ have agreed to sell to

Ewald C. Thoennes

_____ certain lot or tract S

of land in the County of Greenville, State of South Carolina, being shown as the easterly 1/2 of Lot 35 and all of Lot 36 as shown on plat of Grandview Heights in Plat Book EE at page 199 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of Grand Circle at the corner of Lot 37 and running thence S 16-17 E 185 feet to an iron pin; thence S 70-15 W 150 feet to an iron pin; thence N 16-17 W 185 feet to an iron pin on the southern side of said circle; thence with said circle, N 70-15 E 150 feet to the point of beginning. (DESCRIPTION CONTINUED ON BACK)

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Forty-seven hundred (\$4700.00)----- Dollars in the following manner \$500.00 to be paid herewith and the balance of \$4200.00 to be paid on or before six months from date

until the full purchase price is paid, with interest on same from date at -7- 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 reasonable dollars for attorney's fees, as is shown by his 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 he shall be discharged in law and equity from all liability to make said deed, and may treat said Ewald C. Thoennes 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 reasonable dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set hand and seal this 31st day of July A. D. 19 69

In the presence of:

[Signature]
[Signature]

Alvin F. Batson (Seal)
Kathryn F. Batson (Seal)
Ewald C. Thoennes (SEAL)

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