

STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE. )

DOCUMENTARY STAMPS HAVE BEEN PLACED ON THE NOTE

W. G. Surrine-  
a-

KNOW ALL MEN BY THESE PRESENTS: That I, W. G. Surrine hereinafter designated as "Owner" has agreed to sell to Marvin L. Deal and Melvin Deal, hereinafter designated as "Purchaser" a certain lot or tract of land in the City and County of Greenville, State of South Carolina, on the South side of West Washington Street described as follows: BEGINNING at a point on the South side of West Washington Street, which point is 235.1 feet west of the intersection of Washington and Westfield Streets and running thence S. 23-30 W. 217.5 feet to an iron pin; thence N. 66-30 W. 80 feet to an iron pin; thence N. 23-30 E. 217.5 feet to an iron pin on the South side of West Washington Street; thence with the South side of West Washington Street S. 66-30 E. 80 feet to the point of beginning.

This being the same property conveyed to W. G. Surrine by the First National Bank of Greenville, S. C., on January 8, 1942. Deed recorded in Volume 241, page 183, R. M. C. office for Greenville County, S. C. When purchasers have paid one-half the purchase price they shall receive a deed free of all encumbrances and shall give a first mortgage of the premises for the balance of the purchase price, payable on same terms as contract, and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Six Thousand Five Hundred and no/100 Dollars in the following manner One Hundred (\$100) cash and the remainder Sixty (\$60) Dollars per month, due and payable on the first day of each calendar month beginning October 1st, 1942, until the full purchase price is paid, with interest on same from date at six percent per annum until paid, to be computed and paid annually in advance 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 five per cent for attorney's fees, as in shown by his note of even date herewith. The Purchaser shall pay all taxes assessments and insurance premiums while this contract is of force. Taxes for 1942 to be prorated.

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 Purchaser as a tenant holding over after the termination, or contrary to the terms of his lease, and shall be intitled to claim and recover, or retain if already paid the sum of Seven Hundred Twenty dollars per year from rent, or for liquidated damages, or may enforce payment of said note. Purchasers may pay more than Sixty dollars in any month at their option.

The Purshasers agrees to buy the land and pay for the same, subject to the above conditins. Purchasers shall have the right to anticipate payment at any time.

In witness whereof we have hereunto set out hands and seals this 27 day of August, A. D. 1942.

In the presence of:

W. A. Chandler	(Owner)	W. G. Surrine	(SEAL)
Helyn C. Asbury	(Purchaser)	Marvin L. Deal	(SEAL)
As to W. G. Surrine and Marvin L. Deal.	(Purchaser)	Melvin Deal	(SEAL)
Styles Bottom			
W. A. Chandler			
As to Melvin Deal			

STATE OF SOUTH CAROLINA, )  
GREENVILLE COUNTY. )

Personally appeared W. A. Chandler who says on oath that he saw W. G. Surrine and Marvin L. Deal sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Helyn C. Asbury witnessed the same.

Sworn to before me this 27 day of August, A. D., 1942.

Helyn C. Asbury (SEAL) W. A. Chandler  
Notary Public, S. C.

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY.

PERSONALLY appeared Styles Botton who on oath says that he saw Melvin Deal sign, seal, and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with W. A. Chandler witnessed the same.

SWORN to before me this 27th day of August, 1942.

W. A. Chandler (SEAL) Styles Bottoms  
Notary Public for S. C.

*In assignment see this book at page 24*