

State of South Carolina

DOCUMENTARY STAMPS ON NOTE.

County of Greenville

KNOW ALL MEN BY THESE PRESENTS: That I, W. G. Serrine,

hereinafter designated as "Owner," has agreed to sell to

Joseph F. Scott,

hereinafter designated as "Purchaser"

A certain lot or tract of land in the County of Greenville, State of South Carolina, in Greenville Township, known and designated as Lot No. 7 of subdivision known as Northwood, according to survey and plat by Dalton & Neves, recorded R. M. C. office in plat book J, pages 102 and 103, described as follows; BEGINNING at a point on the south side of Boxwood Road, northwest corner of lot No. 6, said point being N. 71-32 W. 210 feet from the west side of Chick Springs Road, thence with line of lot No. 6, S. 19-30 W. 198.5 feet to point in center of small stream; thence with said stream as the line in a westerly direction 71.2 feet to pin on the east side of Parkwood Avenue; thence along the east side of said Parkwood Avenue, N. 19-30 E. 208.8 feet, more or less, to Boxwood Road; thence along the south side of Boxwood Road, S. 71-32 E. 70 feet to the beginning corner, being the same conveyed to W. G. Serrine by Emmie Lou Swedenberg, September 15, 1948, recorded R. M. C. office in Book 360, page 213,

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Eight Hundred and no/100-----Dollars in the following manner

in installments of Twenty (\$20) Dollars, or more, payable on the

15th day of each calendar month hereafter beginning October 15, 1948,

until the full purchase price is paid, with interest on same from date at six percent per annum annually in advance on unpaid portion until paid, to be computed and paid annually, 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 ten per cent.

for attorney's fees, as is shown by his note of even date herewith. The purchaser shall pay all taxes assessments and insurance premiums while this contract is of force. Purchaser to pay for stamps on deed when made by Owner.

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 entitled to claim and recover, or retain if already paid the sum of Two Hundred Fifty dollars per year for rent, or for liquidated damages, or may enforce payment of said note.

The Purchaser agrees to buy the land and pay for the same, subject to the above conditions.

In witness whereof we have hereunto set our hands and seals this 15th day of September, A. D., 1948.

In the presence of

Virginia L. Hill (Owner) W. G. Serrine (SEAL)
Helen C. Astbury (Purchaser) Joseph F. Scott (SEAL)

Conveyed by deed given to me this day Oct. 17, 1950 Barry A. Owens