

State of South Carolina, }  
County of Greenville.

FILED  
GREENVILLE CO. S. C.

JAN 3 4 54 PM 1956

KNOW ALL MEN BY THESE PRESENTS: That I, J. C. James

OLLIE FARNSWORTH  
R.M.C. have agreed to sell to

John B. James a certain lot or tract

of land in the County of Greenville, State of South Carolina, in Grove Township, containing 20 acres, more or less, and being located on the south side of the Simpsonville Road and the east side of the Fork Shoals Road. The said 20 acres is a part of a tract containing 56 3/4 acres conveyed to J. C. James by deed of J. T. Childers dated December 30, 1919, recorded in the R.M.C. Office for Greenville County in Deed Book 57 at page 347.

and execute and deliver a good and sufficient warranty deed therefor on condition that John B. James shall pay the sum of Four Thousand and no/100 Dollars in the following manner: On or before ten years from date with the privilege of paying any part of the principal at any time

until the full purchase price is paid, with interest on same from date at six 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 ten per cent dollars for attorney's fees, as is shown by 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. C. James shall be discharged in law and equity from all liability to make said deed, and may treat said John B. James 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 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 our hands and seal this 10th day of January A. D., 1956

In the presence of

*Robert W. Wash*  
*Margerie Maugh*

*J. C. James* (SEAL)  
*John B. James* (SEAL)

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