

State of South Carolina,
COUNTY OF GREENVILLE

JAN 3 11 00 AM 1959 BOOK 613 PAGE 391

OLLIE FAIRBORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: I, C. A. Bouchillon

have agreed to sell to
James Douglas Mullins a certain lot or tract

of land in the County of Greenville, State of South Carolina, described as follows:

All that piece, parcel or lot of land in Greenville Township,
Greenville County, State of South Carolina, being known and designated
as Lot N. 7 in Section A of the Alice M. and H. H. Willis property as
per plat of W. J. Riddle recorded in Plat Book J, Pages 150 and 151,
also see Plat Book K, Page 271, R. M. C. Office for Greenville County,
and being more particularly described as follows:

BEGINNING at an iron pin on the Southeast side of Clemson Ave.,
joint corner of Lots No. 6 and 7 and running thence S. 41-20 E. 294 feet
to joint corner of Lots Nos. 6 and 7; thence S. 35-05 W. 103 feet to
joint rear corner of Lots 7 and 8; thence along the line of Lots Nos.
7 and 8, N. 41-20 W. 318.8 feet to an iron pin on the line of Clemson
Ave.; thence along Clemson Avenue, N. 48-40 E. 100 feet to the point of
beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of Nine thousand two hundred and five... Dollars in the following manner
\$2,100.00 the receipt of which is hereby acknowledged; and further
payable \$65.00 per month, first payment to commence on the 21st of
February, 1959, and successive payments on the 21st day of each
month thereafter. (the said James D. Mullins has right to anticipate an
part of principal without penalty) until the full purchase price is paid, with interest on same from date at 6 per cent. per annum
until paid to be computed and paid monthly, 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 proceed-
ings of any kind, then in addition ~~thereof~~ 10% of balance ~~due~~ for attorney's fees, as is
shown by note of even date herewith. The purchaser agrees to pay all taxes while this
contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due, C. A. Bouchillon shall be discharged in law and equity from all liability to make said deed, and may
treat said James Douglas Mullins as tenant holding over after termination,
or contrary to the terms of a lease, and shall be entitled to claim and recover, or retain if
already paid the sum of Seven hundred and eighty 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 seals this Second day of
January A. D. 1959

In the presence of
Helen M. Owen
Paul J. Foster, Jr.
C. A. Bouchillon (SEAL)
James Douglas Mullins (SEAL)

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For Assignment see Deed Book 770 Page 263