

FILED
GREENVILLE CO. S. C.

The State of South Carolina
COUNTY OF GREENVILLE

JAN 23 11 35 AM 1960

OLLIE FARMWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: That I, Mrs. Jeanne D. Threatt
..... have agreed to sell to
Mr. Earle Singleton, Jr. a certain lot or tract

of land in the County of Greenville, State of South Carolina, --Beginning at an iron pin on Ghana Drive, to the easterly side of Blassengame Road, Proceeding S. 74-E. 60 Feet along said Ghana Drive to an iron pin; thence S. 23-15 W. 78 Feet along the easterly side of Blassengame Road to an iron pin; thence S. 32-W. 41 Feet to an iron pin; thence S. 46-W. 38.3 Feet to an iron pin; thence N. 70-10 W. 52.8 Feet along the rear line of the Greater Greenville Sewerage N. 25 Feet right-a-way to an iron pin; thence N. 25-15 E. 150 Feet along the line of Lot No.(2) to Ghana Drive the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that I shall pay the sum of One Thousand Forty-five (\$1,045.00) Dollars in the following manner Down Payment of (\$50.00) upon the signing, the balance (\$1045.00) to be paid in equal monthly installments of Forty-Dollars (\$40.00) per month with interest applied thereto, commencing January 28th, 1960, and each consecutive month thereafter

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 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 10% dollars for attorney's fees, as is shown by said 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 I shall be discharged in law and equity from all liability to make said deed, and may treat said Earle Singleton, Jr. 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 dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 28th day of December A. D., 1959.

In the presence of:

F. C. Pickens *Mrs. Jeanne D. Threatt* (Seal)
Elaine Anderson (Seal)

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For Assessment of Interest See Deed Book 781 Page 493