

FILED

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DEC 12 2 55 PM 1960

The State of South Carolina
COUNTY OF GREENVILLE

OFFICE OF THE CLERK
OF THE COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: J. F. Johnson and Dessie C. Johnson

..... have agreed to sell to
William G. and Vivian B. McCombs

..... 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 Bates Township, Greenville County, State
of South Carolina, containing five (5) acres, more or less, on the West side of
Road bounded by lands of Ballew and Earle Benson and having the following metes
and bounds to wit:

BEGINNING at Spring corner and running thence S. 75-15 E. 3 chains
to road; thence N. 16-20 W. 2 chains to point in road; thence N. 1-30 E. 4.32
chains to point in road; thence N. 80-00 W. 8.22 chains to stake in Benson line;
thence S. 1-30 E. 5.92 chains to stone; thence S. 80-30 E. 5.15 chains to the
beginning corner, this being the same tract of land this day conveyed to the grantor
herein by J. Broadus Ward and Catherine C. Ward, deed to be recorded.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Two Thousand, Nine Hundred Fifty (\$2,950.00) Dollars in the following manner
\$70.00 already paid,
\$110.00 payable this date, \$120.00 on or before July 15, 1960, and \$75.00 on the
15th of each month thereafter

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 proceed-
ings of any kind, then in addition the sum of \$250.00 dollars for attorney's fees, as is
shown by their 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 purchasers as tenant holding over after termination,
or contrary to the terms of monthly lease and shall be entitled to claim and recover, or retain if
already paid the sum of Nine Hundred (\$900.00) 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 5th
July, A. D., 1960.

In the presence of:

E. W. Sails

J. F. Johnson

(Seal)

Helena W. Carter

Dessie C. Johnson

(Seal)

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