

The State of South Carolina)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS: I, Charles J. Spillane

..... have agreed to sell to
Martin Owens and Alvin B. Owens a certain lot or tract

of land in the County of Greenville, State of South Carolina, and in the City of Greenville fronting on Adams Street (formerly Queens Alley) and being a portion property conveyed to Charles J. Spillane by H. L. S. Investment Corporation by deed recorded in the R. M. C. Office for Greenville County in Deed Book 425 at page 261, also being a portion of Lot 3A, Block 2, Sheet 76, of City Block Book ; said lot having a width of 38 feet and going back in parallel lines a depth of 120 feet, more or less, and being bounded by property described in bond for title given by Charles J. Spillane to The Open Bible Holiness Church which is recorded in said R. M. C. Office; bounded by Adams Street; bounded by property of Flora Mae Long; and bounded by other property of Charles J. Spillane.

After the principal balance due on this bond for title is reduced to the sum of \$2000.00; then upon demand by either buyer or seller a deed for said property shall be delivered to the buyers and the buyers shall deliver to the seller a note and mortgage on said property in sum of \$2000.00 upon terms shown below. the buyers and execute and deliver a good and sufficient warranty deed therefor on condition that..... shall

pay the sum of twenty-nine hundred and fifty dollars Dollars in the following manner \$150.00 down, the receipt of which is hereby acknowledged, and the balance of \$2800.00 to be paid at the rate of \$40.00 per month hereafter until paid in full, the first payment to be due December 3, 1960, and the remaining payments to be due on the 3rd day of each and every month thereafter.

until the full purchase price is paid, with interest on same from date at six per cent per annum to be computed annually in advance and paid monthly as part of \$40.00 payment 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% of debtdollars for attorney's fees, as is

shown by..... anote.... of even date herewith. The purchasers. agrees to pay all taxes while this contract is in force, except taxes for 1960, which are to be paid by seller. Buyers agree to carry fire and extended coverage insurance on house in amount of at least \$2000.00

It is agreed that time is of the essence of this contract, and if the said payments are not made when due..... the seller shall be discharged in law and equity from all liability to make said deed, and may

treat said..... buyersas tenants holding over after termination, or contrary to the terms of..... alease and shall be entitled to claim and recover, or retain if already paid the sum of..... amount paiddollars 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 4th day of November A. D., 19 60

In the presence of:
James P. McKinney Jr (Seal)
Alvin B. Owens (Seal)
Charles J. Spillane (SEAL)

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