

AUG 17 1 32 PM '61

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: that I, J. T. Wood

have agreed to sell to Leonard C. Sutherland and Zettie B. Sutherland a certain lot or tract

of land in the County of Greenville, State of South Carolina, near the City of Greenville, with the buildings and improvements thereon, situate, lying and being in Poe Mill Village, and being more particularly described as Lot No. 210, Section 1, as shown on plat entitled "Subdivision of Village Houses, F. W. Poe Mfg. Co., Greenville, South Carolina, made by Dalton & Neves, July, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book Y, pages 26-31, inclusive. According to said plat, the within described lot is also known as No. 4 Sixth Avenue, and has the following metes and bounds: BEGINNING at an iron pin on the Southwest side of Sixth Avenue, joint front corner of Lots Nos. 209 and 210 and running thence S. 48-54 W. 98.2 feet to an iron pin; thence N. 41-11 W. 65 feet to an iron pin; thence N. 48-54 E. 98.2 feet to an iron pin on the Southwest side of Sixth Avenue; thence along the Southwest side of Sixth Avenue, S. 41-11 E. 65 feet to an iron pin, the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that the buyers shall pay the sum of twenty-seven hundred and 00/100 (\$2,700.00) Dollars in the following manner four hundred dollars (\$400.00) down, the receipt of which is hereby acknowledged, and the balance of \$2,300.00 to be paid at the rate of \$33.60 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, the first payment to be due August 1, 1961, and the remaining payments on the 1st day of each month until the full purchase price is paid, with interest on same from date at six per cent, per annum month thereafter until paid to be computed and paid ~~annually~~ 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 proceedings of any kind. then in addition the sum of 10% of indebtedness Dollars for attorney's fees, as is shown by a note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. including year 1961, and thereafter. Buyers to carry fire and extended coverage insurance in amount of \$2300.00.

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 buyers 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 amount paid 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 29th day of June A. D., 19 61.

In the presence of:

James D. McQuinn, Jr. (Signature)
Leonard C. Sutherland (Seal)
Zettie B. Sutherland (Seal)
J. T. Wood (Signature)

(Continued on Next Page)

State of South Carolina Release
County of Greenville
In consideration of One Dollar (\$1.00) and other valuable considerations, we, J. T. Wood and Leonard C. Sutherland hereby release each other from the