

JUN 11 11 59 AM 1963

The State of South Carolina
COUNTY OF GREENVILLE

OLLIE FARRSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: S. S. Smith Lumber Company

James Griggs has ~~here~~ agreed to sell to
a certain lot or tract

of land in the County of Greenville, State of South Carolina, at the intersection of Elizabeth Drive and Barbara Avenue, and being known as Lot No. 241, and strip of land 36.7 feet in width lying between Lot No. 241 and Barbara Avenue, said property being shown on plat of Robert J. Edwards property recorded in Plat Book EE, page 61, and described as follows: BEGINNING at an iron pin at the Southwestern corner of the intersection of Elizabeth Drive and Barbara Avenue and running thence with the southwestern side of Elizabeth Drive N. 33-30 W. 136.7 feet to iron pin corner of Lot 242; thence with the line of Lot 242, S. 56-30 W. 200 feet to iron pin in line of Lot 279; thence with line of Lot 279, S. 33-30 E. 136.7 feet to iron pin on Barbara Avenue; thence with the northern side of Barbara Avenue N. 56-30 E. 200 feet to the beginning corner.

and execute and deliver a good and sufficient warranty deed therefor on condition that the buyer shall

pay the sum of fifteen thousand dollars (\$15,000.00) Dollars in the following manner \$1,000.00 down, the receipt of which is hereby acknowledged and the balance of \$14,000.00 to be paid at the rate of \$110.00 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, with the privilege of anticipation without penalty, 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 ~~monthly~~ 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 debt 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, with taxes being paid by the seller and to be added to the balance due seller by buyer. Buyer to carry fire and extended coverage insurance in amount of \$14,000.00.

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 buyer 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 6th day of June A. D., 19 63

In the presence of:

Dennis E. Petty

Jno. R. Anderson

S. S. Smith Lumber Company
BY: _____ (Seal)

David Green
Partner _____ (Seal)

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