

JAN 20 3 46 PM 1966

CLERK OF COURT
R. F. D.

The State of South Carolina
COUNTY OF GREENVILLE

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

KNOW ALL MEN BY THESE PRESENTS: I, Joe K. Smith

..... have agreed to sell to
James D. McCoy and Cynthia H. McCoy

..... a certain lot or tract
of land in the County of Greenville, State of South Carolina, in O'Neal Township, lying on
the East side of Mt. Lebanon Road, located about 6 miles northeast of
the City of Greer, containing 5.70 acres, being a portion of that
property conveyed to the seller by deed of Myrtle D. Lindsey recorded
in the R. M. C. Office for Greenville County in Deed Book 520 at page
135, and being described as follows:
BEGINNING at nail and stopper at corner of property of D. Hasten Derrick
in the center of Mt. Lebanon Road, and running thence with Derrick line,
S. 82-53 E. 302.9 feet to iron pin; thence S. 6-24 W. 802.7 feet to an
iron pin; thence N. 82-35 W. 241.2 feet to iron pin; thence with line of
Roy D. Center, N. 5-52 E. 61.4 feet to iron pin; thence continuing with
line of Roy D. Center, N. 15-53 E. 227.8 feet to iron pin; thence
continuing with line of Roy D. Center, S. 85-29 E. 195.2 feet to nail
and stopper in center of Mt. Lebanon Road; thence with the center of
said road as the line, N. 16-50 E. 531.2 feet to the beginning corner.

..... the buyers
and execute and deliver a good and sufficient warranty deed therefor on condition that..... shall
pay the sum of twenty-eight hundred and fifty (\$2,850.00) Dollars in the following manner
\$550.00 down, the receipt of which is hereby acknowledged and the
balance of \$2,300.00 to be paid at the rate of \$44.47 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 February 22,
1966, and the remaining payments to be due on the 22nd day of each month
until the full purchase price is paid, with interest on same from date at six per cent, per annum thereafter
until paid to be computed and paid 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 proceed-
ings 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, beginning with the tax year 1966.

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 hand and seal this 19th
January A. D., 1966.

In the presence of:

James D. McKinney, Jr. (Seal)
Joe K. Smith (Seal)
James D. McCoy (Seal)
Cynthia H. McCoy (SEAL)

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