

SEP 12 10 44 AM 1965

R.M.S.

The State of South Carolina)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS: that we, Nancy M. Sloan and Max D. Sloan have agreed to sell to Clyde I. Hawkins, Jr. a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greer and being Lot No. 53 of Development No. 2 of J.P. Stevens & Co., Inc., and being House No. 201 on Virginia Avenue. This is the same property conveyed to M. Eugene Sloan by deed of Daniel M. Pruitt recorded in Deed Book 425, page 159. The sellers herein are the only heirs at law of the said M. Eugene Sloan, deceased.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Eleven Thousand (\$11,000.00) - - - Dollars in the following manner: \$925.00 already paid, and the balance of \$10,075.00 in monthly payments of \$100.00 each, beginning Nov. 1, 1965, and \$100.00 on the first day of each month thereafter until the principal is reduced to \$8000.00, at which time the purchaser shall refinance the same or either give a first mortgage to the sellers payable upon the same terms,

~~with the said note~~ with interest on same from date at six per cent, per annum 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 proceedings of any kind, then in addition the sum of a reasonable amount ~~for~~ for attorney's fees, ~~shall~~

~~shall be paid by the purchaser~~ The purchaser agrees to pay all taxes while this contract is in force, and to keep the house fully insured against fire loss with extended coverage, and pay the premiums.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due we shall be discharged in law and equity from all liability to make said deed, and may treat said Clyde I. Hawkins, Jr. as tenant holding over after termination, or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if already paid the sum of whatever has been paid ~~as rent~~ 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 30th day of October A. D., 19 65

In the presence of:

Loris A. Carpenter Nancy M. Sloan (Seal)
Clyde I. Hawkins Max D. Sloan (Seal)

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