

FILED
GREENVILLE CO. S. C.

Dec 23 12 16 PM '69

VOL 881 PAGE 471

The State of South Carolina
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: James A. Harris
has
agreed to sell to
James J. Harris a certain lot or tract

of land in the County of Greenville, State of South Carolina, ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 15, Section "F" of Woodville Heights, plat of which is recorded in Plat Book "L" at Pages 14 and 15, and, according to said plat, being more particularly described as follows: BEGINNING at an iron pin on Spruce Street, joint front corner of Lots Nos. 14 and 15; thence N. 87-30 W. 198.6 feet to an iron pin in a 10 foot reserved for utilities, thence along said strip, N. 3-00 E. 70 feet; thence S. 87-30 E. 206 feet to an iron pin on Spruce Street; thence along Spruce Street, S. 80-30 W. 70.2 feet to the corner of BEGINNING.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Eight Thousand Eight Hundred (\$8,800.00) dollars in the following manner \$75.00 on December 22, 1969 and \$75.00 on the 22nd day of each and every month thereafter until paid in full

until the full purchase price is paid, with interest on same from date at Eight (8) per cent, per annum until paid to be computed and paid annually, 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 Fifteen per cent (15%) for attorney's fees, as is shown by my note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due James A. Harris shall be discharged in law and equity from all liability to make said deed, and may treat said James J. Harris as tenant holding over after termination, or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if already paid the sum of Seventy-Five and 0/100 (\$.75.00) dollars per month 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 seal s this 22nd day of December A. D., 1969

In the presence of:
Edward R. Harner (Seal)
James A. Harris (Seal)
James J. Harris (Seal)

(Continued on next page)