

The State of South Carolina }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: I, Charles J. Spillane

..... have agreed to sell to
Lonnie K. Wilkinson a certain lot or tract

of land in the County of Greenville, State of South Carolina, in Gantt Township, with the buildings and improvements thereon being a portion of Lots Nos. 6 and 7 of Unit One of subdivision known as Pinecrest Farms as shown on plat of same recorded in the R. M. C. Office for Greenville County in Plat Book J at page 47, and having the following notes and bounds: BEGINNING at iron pin on Pinecrest Drive at the joint corner of Lots Nos. 6 and 5 and running thence S. 0-38 E. 140 feet to iron pin or point in the joint line of Lots Nos. 4 and 7; thence on a new line through Lot No. 7, S. 86-35 E. 65 feet to point; thence on a new line through Lots Nos. 7 and 6, N. 0-38 W. 140 feet to point on Pinecrest Drive; thence with Pinecrest Drive, N. 86-35 W. 65 feet to the beginning corner.

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

pay the sum of fifty-five hundred dollars (\$5,500.00) Dollars in the following manner \$250.00 down, the receipt of which is hereby acknowledged, and the balance of \$5,250.00 to be paid at the rate of \$65.00 per month until paid in full, the first payment to be due November 12, 1970, with payments due on the 12th day of each month thereafter applied first to interest and the balance to principal,

until the full purchase price is paid, with interest on same from date at eight 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 attorney's fee dollars for attorney's fees, as is

shown by..... note..... of even date herewith. The purchaser.... agrees to pay all taxes while this contract is in force., and carry fire and extended coverage insurance on the dwelling on said property in amount of at least \$4,000.00.

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..... 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 12th day of October A. D., 19 70.

In the presence of:

James D. McKinney Jr. Charles J. Spillane (Seal)
Ollie Farnsworth Lonnie K. Wilkinson (Seal)

(continued on other side)