

GREENVILLE CO. S. C.

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JUL 15 10 22 AM '71

OLLIE FARNSWORTH
R. H. C.

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: We, Herman Busch Miller and Evelyn B. Miller have agreed to sell to

James P. Beheler and Emaline C. Beheler a certain lot or tract

of land in the County of Greenville, State of South Carolina, All that piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, S. C. being known and designated as Lot #8 on Plat of Property of J. F. Murrell, made by J. L. Hunter, Surveyor, June 1951, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Murrell Road, joint front corner of Lots #7 and 8; and running thence with Murrell Road N. 16-19 W. 72.7 feet to an iron pin; thence N. 89-15 E. 154.9 feet to an iron pin; thence S. 0-45 E. 70 feet to an iron pin, joint rear corner of Lots #7 and 8; thence with the line of said lots, S. 89-15 W. 135.4 feet to an iron pin, the point of beginning.

ALSO: All that certain lot of land in Greenville County, State of South Carolina, lying on the Eastern side of Murrell Road, being shown as a portion of Tract No. 10 on a plat of property of Greenville Realty & Investment Company, Inc., recorded in Plat Book G at page 11, and being shown as Lot 7 of the property of J. F. Murrell on plat prepared by J. L. Hunter, dated June, 1951, and being more particularly shown on a plat of the property of Herman Busch Miller, prepared by J. C. Hill, dated August 2, 1958, and according to said plat, being more particularly described as follows:

(continued on reverse)

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

pay the sum of Six Thousand Five Hundred and No/100-----Dollars in the following manner \$300.00 down payment and \$75.00 per month commencing August 15, 1971, and \$75.00 on the 15th of each and every month thereafter for a period of one year and the final payment to be made on or before July 15, 1972,

until the full purchase price is paid, with interest on same from date at seven 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 dollars for attorney's fees, as is shown by our note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. Seller agrees to maintain any mortgages against this property on a current basis.

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 James P. Beheler and Emaline C. Beheler as tenants 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 No/100-----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 seals this 15th day of July A. D., 19 71

In the presence of:

Marjorie A. Hill
Edward R. Hamner
Herman Busch Miller (Seal)
Evelyn B. Miller (Seal)
James P. Beheler
Emaline C. Beheler

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