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The State of South Carolina  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: J.H. Arnold

has ~~have~~ agreed to sell to  
Donald Alexander a certain lot or tract

of land in the County of Greenville, State of South Carolina, on the West side of Second Avenue, being shown as Lot # 2, on a plat of Section # 3 of Judson Mills Village, made by Dalton & Neves, March 1940.

BEGINNING at a stake on the Western side of Second Avenue, at corner of Lot 1, and running thence with the line of said lot, N. 83-49 W. 119.35 feet to a stake at corner of Lot 3; thence with line of said lot, N. 83-49 E. 119.33 feet to a stake on Second Avenue; thence with the Western side of said Avenue, N. 6-12 E. 80 feet to the Beginning corner.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of \$ 6500.00 Dollars in the following manner \$70.00 per month until April 1, 1976; \$500.00 to be paid on April 1, 1976; balance Purchase Money Mortgage over 8 years.

until the full purchase price is paid, with interest on same from date at 7½ 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 \$100.00 dollars for attorney's fees, as is shown by his 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 he shall be discharged in law and equity from all liability to make said deed, and may treat said Donald Alexander as tenant holding over after termination, or contrary to the terms of his lease and shall be entitled to claim and recover, or retain if already paid the sum of Eight Hundred Forty (\$840.00) 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 hands and seals this 3rd day of May A. D., 19 75.

In the presence of:

*Ronald B. Howell* (Seal) *J. H. Arnold* (Seal)  
*Charles E. Howard* (Seal) *Donald B. Alexander* (Seal)

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