

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 23 4 06 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 115 PAGE 97

KNOW ALL MEN BY THESE PRESENTS: Eddie Saucier

..... have agreed to sell to
Earl Eugene Holcombe

..... a certain lot or tract
of land in the County of Greenville, State of South Carolina, All that lot of land in the State
of South Carolina, County of Greenville, in Oaklawn Township constituting a portion
of a 1.85 acre lot conveyed to H. D. Gilliam by deed recorded in Deed Book 293 at Page
334, containing .621 acres according to a plat of property of Eddie Saucier, prepared
by C. O. Riddle, Surveyor, dated February, 1975, and having, according to such plats,

the following metes and bounds, to wit: Beginning at a railroad spike located in the
approximate center of Garrison Road at the intersection of said Garrison Road, and
Augusta Road and running thence with the easterly side of Augusta Road N 12-41 W 224.7
feet to an iron pin; thence N 73-37 E 116.4 feet to an iron pin; thence S 26-53 E
165 feet to a railroad spike in the approximate center of Garrison Road; thence with
said road S 52-29 W 172.5 feet to the point of beginning. Also included is all fixtures
and inventory.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of Sixty-five Thousand (\$65,000.00) - - - - - Dollars in the following manner

\$9,750.00 down payment and the balance in 240 monthly installments of \$497.10
beginning on the 17th day of May, 1979 and each consecutive and successive month
thereafter until paid in full.

until the full purchase price is paid, with interest on same from date at 9 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 proceed-
ings of any kind, then in addition the sum of a reasonable amount 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 shall be discharged in law and equity from all liability to make said deed, and may
treat said Earl Eugene Holcombe as tenant holding over after termination,
or contrary to the terms of monthly lease and shall be entitled to claim and recover, or retain if
already paid the sum of Fifty-nine Hundred Sixty-five and 20/100 dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 17th day of
April A. D., 19 79

In the presence of

Charles E. Howard

Earl Eugene Holcombe (Seal)
Eddie Saucier (Seal)

GCTC --- 1 APR 23 79 1566

1.5001

0097

4328 RV.2