

BOOK 1139 PAGE 962

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 31 11 02 AM '80
DONN LARKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: that I, Annie Jones Owens,
..... have agreed to sell to
Jean R. Baldwin, a certain lot or tract

of land in the County of Greenville, State of South Carolina, Greenville Township, Situate on the South side of Eleventh Street, in Section No. 5 of Judson Mill Village, being known and designated as Lot No. 79 as shown on a plat of Section No. 5 of Judson Mills Village made by Dalton & Neves, Engineers, in February 1940. which Plat is recorded in the R. M. C., Office For Greenville County, S. C. in Plat Book "K" at Pages 33 and 34. Being one of the lots of land conveyed to H. T. and Annie Jones Owens by J. P. and Ella M. Guess by their deed dated May 6, 1943 and recorded in Deed Book 253, Page 230, R. M. C. Office For Greenville County, South Carolina.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of (\$ 9,000.00) Nine Thousand & no/100 Dollars in the following manner \$70.00 per month, each and every month on or about the 30th of each month with interest thereon monthly from August 25th 1980 and paid monthly at 8 per cent until fully paid.

until the full purchase price is paid, with interest to be paid monthly from date at 8 per cent, per annum until paid to be computed and paid monthly, and if not paid 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 20% dollars for attorney's fees, as is shown by a note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force, and to keep insurance coverage for full amount of home indebtedness.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due I shall be discharged in law and equity from all liability to make said deed, and may treat said payments as rent as tenant holding over after termination, contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of eight Hundred Forty dollars per year for rent, or way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 29th day of April A. D., 1980.

In the presence of:

Eva H. Winston
Prof. E. M. W. Roston

Jean R. Baldwin (Seal)
Annie Jones Owens (Seal)

(Continued on next page)

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