

The State of South Carolina  
 COUNTY OF GREENVILLE

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 GR... CO. S.C.  
 SEP 3 3 19 PM '82  
 DONN... BANKERSLEY  
 R.M.C.

KNOW ALL MEN BY THESE PRESENTS: That Southern Industrial Mechanical, Inc., ("Seller"), P. O. Box 3906, Greenville, S.C., 29608, have agreed to sell to Rudolph E. Cooper and Irene H. Cooper ("Buyers") a certain lot or tract

of land in the County of Greenville, State of South Carolina, on the northeastern side of Apopka Avenue, being known and designated as a portion of Lots 20 and 21 of Paris-Piney Park, plat of which is recorded in the RMC Office for Greenville County, S.C., in Plat Book H at Page 19, and also being more particularly described according to a plat of Property of James W. Meade & Mary G. Meade recorded in the RMC Office for Greenville County, S.C., in Plat Book MMM at Page 117A, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Apopka Avenue at the joint front corner of Lots 21 and 22 and running thence along the edge of Apopka Avenue N. 55-30 W. 75 feet to an iron pin; thence in a new line through Lot 20 N. 34-30 E. 107.5 feet to an iron pin; thence S. 55-30 E. 75 feet to an iron pin in the common line of Lots 21 and 22; thence with the common line of said lots S. 34-30 W. 107.5 feet to an iron pin on the northeastern side of Apopka Avenue, the point of beginning, and being the same property conveyed to Seller by deed of Southern Plumbing & Heating, Inc. recorded March 8, 1972, in Deed Book 937 at Page 581, RMC Office for Greenville County, S.C., and execute and deliver a good and sufficient warranty deed therefor on condition that Buyers shall

pay the sum of Eleven Thousand (\$11,000.00) Dollars in the following manner: in 84 equal monthly payments of \$206.14 each, commencing September 1, 1982, and thereafter on the 1st day of each month until paid in full; said payments to include both principal and interest, to be applied first to interest and the balance to principal;

until the full purchase price is paid, with interest on same from date at 14% per cent, per annum until paid to be computed and paid <sup>monthly</sup> ~~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 a reasonable sum ~~dollars~~ for attorney's fees, as is shown by Buyers' 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 Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Rudolph E. & Irene H. Cooper as tenants holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies 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 3rd day of September A. D., 1982

In the presence of:

*[Signature]*

Witnesses as to all parties

SOUTHERN INDUSTRIAL MECHANICAL, INC.  
 SELLER

By: *[Signature]* President

*[Signature]* (Seal)  
 RUDOLPH E. COOPER, BUYER

*[Signature]* (Seal)  
 IRENE H. COOPER, BUYER

-12-240-PT DIV 173.1-1-13.1  
 OUT OF 173.1-1-13  
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