

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

IN DUPLICATE

KNOW ALL MEN BY THESE PRESENTS: I, Jim Edwards, of Greenville County, South Carolina, have agreed to sell to R. M. Hampton a certain lot or tract of land in the County of Greenville, State of South Carolina, in Greenville Township, on the southeast side of Willis Ave., near the City of Greenville, being the northeastern half of Lot Number Twenty Nine (No. 29) in Section "B" on plat of property of H.H. Willis and Alice M. Willis by W.J. Riddle, C. E., Nov. 1939, recorded in Book "J", page 151, R.M.C. office for Greenville County, and, according to said plat, in part, having the following metes and bounds, to-wit:

BEGINNING at a point on the southeast side of Willis Avenue, joint corner with Lot No. 30 on said plat, and running thence S. 75 E. 310 feet along the southwestern line of Lot No. 30 to point, joint rear corner of lots Nos. 17, 18, 29 and 30; thence S. 36-15 W. 100 feet along the rear line of Lot No. 18, to point, joint rear corner of Lots Nos. 18 and 19; thence in a Northwesterly direction to a point on the southeastern side of Willis Avenue, which point is Seventy Five (75) feet S. 19-32 West of the point of beginning; thence N. 19-32 E. 75 feet along the southeastern side of Willis Avenue to the point of beginning.

This is the same lot of land conveyed to me by Ottis Phillips by deed dated Sept. 7, 1946, recorded in Vol. 299, page 56 in said R.M.C. office, and executed and delivered a good and sufficient warrantly deed therefore on condition that he shall pay the sum of TWO HUNDRED FIVE (\$205.00) -----Dollars in the following manner Five (\$5.00 Dollars in cash, and the balance of Two Hundred (\$200.00) to be paid on April 5, 1947, with interest from maturity at 6% per annum to be computed and paid monthly, until the full purchase price is paid, with interest on same from date at 6% per cent, per annum until paid to be computed and paid after maturity, monthly 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 additon the sum of 10 per pent. dollars for attorney's fees, as is shown by his note of even date herewith. The purchases agrees to pay all taxes while this contract is of force.

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 made said deed, and may treat said R.M. Hampton as tenant holding over after termination, or contray to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of Five Dollars dollars 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 5th day of February A.D. 1947.

In the presence of
John C. Henry
P. E. Crowder

SATISFIED AND CANCELLED BY
RECORDED 15 DAY OF Feb. 1947
Ottis Jarnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:45 O'CLOCK

his
Jim X Edwards (SEAL)
mark
R. M. Hampton (SEAL)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared P. E. Crowder who says on oath that he saw Jim Edwards and R.M. Hampton sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with John C. Henry witnessed the same.

Sworn to before me this 5th day of February A.D. 1947

John C. Henry (SEAL)

P. E. Crowder

Notary Public, S.C.

S. C. Stamps 8¢

Recorded February 5th, 1947 at 2:25 P.M. Number 2368

By. R.I.Hy.

See Page 443 in this Book, # 31201