

State of South Carolina,  
COUNTY OF GREENVILLE

VOL 408 PAGE 263  
APR 29 10 05 AM '50  
C O P Y.

KNOW ALL MEN BY THESE PRESENTS: I, J. W. Cox, of Greenville County, South Carolina, Seller, have agreed to sell to B. O. Jones, Buyer, a certain lot or tract of land in the County of Greenville, State of South Carolina, in \_\_\_\_\_ Township, near the City of Greenville, on the northern side of the State Park Road, about three-fourths (3/4) of a mile beyond the entrance to the State Park, containing Fourteen (14) acres, more or less, bounded by lands of Glazener, Rainey, Vaughn and State Park Road, being the same conveyed to me by L.G. Tallant by his deed recorded in R.M.C. office, This has located on it a four-room frame dwelling and a barn;

(The Buyer, B. O. Jones is to have possession of the said premises on or before 30 days from date, during which time the Seller may occupy the premises at a consideration on a basis of \$15.00),

and execute and deliver a good and sufficient warranty deed therefor on condition that Buyer shall pay the sum of FOUR THOUSAND TWO HUNDRED (\$4,200.00) Dollars in the following manner \$300.00 in cash, the receipt whereof is hereby acknowledged; \$100.00 on April 1, 1950; \$50.00 on May 1, 1950, and a like sum on the 1st day of each and every succeeding Calendar month thereafter until paid in full, for a period of One (1) year, dating from May 1st, 1950; at which date the balance due shall become due and payable, until the full purchase price is paid, with interest on same from date at Six (6) per cent. per annum until paid to be computed and paid <sup>semi-</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 Ten (10%) dollars for attorney's fees, as is

shown by Buyer's note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force. The Buyer agrees to pay all insurance premiums, also to repair and keep repaired all buildings thereon; also agrees to paint residence outside, build bath-room and install bathroom fixtures.

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 B. O. Jones, Buyer, 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 all moneys paid in, 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 25th day of March A. D. 1950.

In the presence of

*Arthur J. Agnew*  
*John C. Henry*

*Jud W Cox* (SEAL)  
*Burd O Jones* (SEAL)

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