

State of South Carolina, }  
COUNTY OF GREENVILLE

BOOK 447 PAGE 329

KNOW ALL MEN BY THESE PRESENTS: We, S. F. McAuley and J. D. McAuley, have agreed to sell to Carl Anderson and Carrie Anderson, a certain lot or tract

of land in the County of Greenville, State of South Carolina, being in Saluda Township, and having the following metes and bounds, to-wit: BEGINNING on a point in the Lush Creek Road and running thence with said road N. 47.15 E. 303 feet to a bend in said road; thence N. 37.45 E. 47L feet to a point in road; thence N. 47.30 W. 549 feet to a stake in old farm road; thence N. 74.30 W. 261 feet to a stake in said road; thence N. 49.15 W. 400 feet to a stake in old road; thence N. 74.10 W. 265 feet to a stake in old road; thence N. 75.45 W. 128 feet to a stake in said road; thence N. 69.30 W. 262 feet to a stake in old road; thence N. 25.30 W. 107 feet to a Birch on the bank of Lush Creek; thence with the Creek S. 23.00 W. 74 feet to a stake in the creek on the Bramlette line; thence with the Bramlette line S. 34.30 E. 1401 feet to an iron pin; thence S. 45.30 E. 497 feet to a point in Church road, the beginning corner, containing 21.70 acres. Being a portion of the property conveyed to S. F. and J. D. McAuley by J. M. Bailey and Mary Jane Bailey in 1919, the original tract containing 82.1 acres.

and execute and deliver a good and sufficient warranty deed therefor on condition that we shall pay the sum of Eighteen hundred eighty-seven and no/100 Dollars in the following manner not less than \$200.00 per year, with privilege of anticipating the whole amount or any part thereof at any time, deed to be given and purchase money mortgage taken for any balance due as of three years from date. until the full purchase price is paid,, with interest on same from date at five 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 proceedings of any kind, then in addition the sum of ten percent dollars for attorney's fees, as is shown by our note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force, beginning with 1952

It is agreed that time is of the essence of this contract, and if the said payments are not made when due we shall be discharged in law and equity from all liability to make said deed, and may treat said Carl and Carrie Anderson as tenant S holding over after termination, or conray to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid the sum of any amount 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 hands and seals this 14th day of December A. D. 1951

In the presence of  
C. V. ...  
Eugenia S. Ryle

S. F. McAuley (SEAL)  
S. F. McAuley (SEAL)  
AS Attorney in Fact for  
J. D. McAuley

(OVER)