

State of South Carolina,

County of Greenville

FILED GREENVILLE CO. S. C.

MAR 12 11 50 AM 1955

LILLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS: That I, J. H. Mauldin,

have agreed to sell to

Ethel Smith and Florence Williams a certain lot or tract

of land in the County of Greenville, State of South Carolina, being known and designated as a portion of Lot 13 and a portion of Lot 14 of Section E of a subdivision known as Washington Heights as shown on a plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book M at page 107, and having, according to a more recent survey prepared by C. C. Jones, C.E., the following measurements to-wit: This lot fronts 80 feet on the northern side of Washington Loop and has a depth of 159.3 feet on the western side of said lot and has a depth of 147.6 feet on the eastern side of said lot and the rear line of this lot is 40.6 feet.

and execute and deliver a good and sufficient warranty deed therefor on condition that purchasers shall pay the sum of Seven Thousand, Five Hundred and No/100 Dollars in the following manner \$1,500.00 paid down, receipt of which is hereby acknowledged, balance of \$6,000.00 to be paid \$45.00 per month to account of J. H. Mauldin at First Federal Savings and Loan Association on mortgage covering above property, Account No. 6-5183; until full purchase price is paid with interest on same from date at ~~the rate of six percent~~ Six (6%) 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 per cent (10%) of balance due ~~XXXXX~~ for attorney's fees, as is shown by note of even date herewith. The purchaser 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 seller shall be discharged in law and equity from all liability to make said deed, and may treat said purchasers as tenants holding over after termination, or contrary to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid the sum of a reasonable sum ~~XXXXX~~ for rent, or by way of liquidated damages, or may enforce payment of said note.

In witnessed whereof, I have hereunto set my hand and seal this 12th day of March A. D. 1955

In the presence of *Richard Boyeman* *J. H. Mauldin* (SEAL) *Grace Jenkins* (SEAL)

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For Assignment to Ethel Smith See Deed Book 657 Page 228.