

GREENVILLE CO. S. C.

BOOK 583 PAGE 409

The State of South Carolina)
COUNTY OF GREENVILLE)

SEP 4 4 57 PM 1957

OLLIE FA. WORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: GREENVILLE AUTO SALES, INC.

BEN GRICE

has ~~have~~ agreed to sell to

a certain lot or tract

of land in the County of Greenville, State of South Carolina, being all that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, on the Geer Highway being more particularly described by Plat of J. Mac Richardson, Engineer, made August, 1957, as follows:

BEGINNING at a point on the Westerly side of the Geer Highway (Highway No. 276), 25 feet from the center of said Highway and 166 feet from the joint corner of the Forrester Property and the Bates Estate Property, and running with the said right-of-way N. 28-13 W. 28 feet to a stake and continuing with the said right-of-way N. 25-53 W. 272 feet to a stake; thence along the line of the Forrester Property S. 64-07 W. 300 feet to a stake; thence S. 25-53 E. 300 feet to a stake; thence N. 64-07 E. 301.1 feet to a point on the Geer Highway right-of-way, the beginning corner.

It is agreed by the grantor and the grantee that the well on the Forrester Property may be used to furnish water for the grantee and that maintenance of the well shall be the responsibility of the users thereof.

This is a portion of the property conveyed to Lindsay J. Forrester, Jr. by deed recorded in Deeds Vol. 525, page 63 and being the same property conveyed by Lindsay J. Forrester, Jr. to Greenville Auto Sales, Inc.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall

pay the sum of SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 - Dollars in the following manner

Two Hundred & No/100 Dollars (\$200.00) herewith, receipt of which is hereby acknowledged and the balance at Sixty-Five and No/100 Dollars (\$65.00) per month commencing October 1, 1957 and Sixty-Five and No/100 Dollars (\$65.00) on the First day of each month thereafter

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 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%) ^{per cent} ~~dollars~~ for attorney's fees, as is

shown by my note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. It is agreed that deed may be delivered and this transaction re-financed when the sum of TWO THOUSAND SIX HUNDRED & NO/100 Dollars (\$2,600.00), plus interest has been paid to the seller.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due it shall be discharged in law and equity from all liability to make said deed, and may

treat said Ben Grice as tenant holding over after termination,

~~or contrary to the terms of~~ ~~these~~ and shall be entitled to claim and recover, or retain if

already paid the sum of Sixty-Five & No/100 (\$65.00) dollars per ^{month} ~~year~~ for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seal this 30th day of

August A. D., 1957.

In the presence of:

Anne M. White Greenville AUTO SALES, INC. (Seal)
Edward Ryan Hauer Ben Grice (Seal)
Vice-President

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