

Record Office BOCK 591 PAGE 489
GREENVILLE CO. S. C.

The State of South Carolina }
COUNTY OF GREENVILLE }

JAN 25 9 46 AM 1958

OLLIE F. WORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: We, Charles H. Collins and Guyrene B. Collins, have agreed to sell to Willis Lee Taylor and Mary Marie Taylor a certain lot or tract of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 38 of Augusta Acres, plat of which is recorded in Plat Book S at page 201, the said lot having a frontage of 100 feet on the south side of Meadors Avenue, and being identically the same lot conveyed to Charles H. Collins by deed recorded in Deed Book 504, page 431, subject to restrictions recorded in Deed Book 391 at page 75.

(No major addition or alteration shall be made to said premises without written consent and said premises shall be kept in good repair during the term hereof. Deed shall be executed and purchase money mortgage taken when the principal sum is reduced to \$5,000.00)

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Eighty Five Hundred - (\$8500.00) - - Dollars in the following manner \$300.00 paid herewith, the receipt of which is hereby acknowledged, balance to be paid \$75.00 monthly, beginning February 1, 1958, and a like amount on the first day of each successive month

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 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 addition the sum of ten per cent ~~other~~ for attorney's fees, as is shown by our note of even date herewith. The purchasers agrees to pay all taxes and insurance while this contract is in force.

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 Willis Lee Taylor and Mary Marie Taylor as tenants holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain ~~or~~ already paid the sum of any sum already 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 our hands and seals this 21st day of January A. D., 1958

In the presence of:

Victor Pyle

Charles H. Collins (Seal)

Eugenia S. Pyle

Guyrene B. Collins (Seal)

(Continued on next page)

For Assignment to West Carolina Home Builders, Inc. see Deed Book 640 Page 309
For Assignment to Charles H. Collins & Guyrene B. Collins see Deed Book 725 Page 450