

The State of South Carolina GREENVILLE CO. S.C. COUNTY OF GREENVILLE

FILED APR 28 10 45 AM 1958

OLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Greenville Auto Sales, Inc. has

E. H. Simpson have agreed to sell to a certain lot or tract

of land in the County of Greenville, State of South Carolina, All that piece, parcel or tract of land with the buildings and improvements thereon in Grove Township, near Highway 29, near the Southern Railroad Right of Way, being described as follows by metes and

bounds: BEGINNING at a point in the center of a County road, said pin being 955 feet from a point in the center of U. S. Highway No. 29 and running thence through the center of the said County road N. 29-35 E. 300 feet to an iron pin in the center of said road; thence N. 61-0 W. 226.5 feet to a point in the center of the Southern Railroad right of way; thence along the Southern Railroad right of way in a Southwesterly direction 311 feet to a point; thence in a Southeasterly direction 285 feet, more or less, to the point of beginning.

This is the same property conveyed to Wyatt & Forrester Construction & Supply Co., Inc., by deeds recorded in the R. M. C. Office for Greenville County, South Carolina, in Deeds Volume 467, pages 277 and 271.

and execute and deliver a good and sufficient warranty deed therefor on condition that E. H. Simpson shall

pay the sum of Ten Thousand and No/100 (\$10,000.00)-----Dollars in the following manner \$250.00 herewith, receipt of which is hereby acknowledged, and the balance at \$69.86

per month, commencing June 1, 1958, and \$69.86 on the first day of each month thereafter until paid in full.

until the full purchase price is paid, with interest on same from date at 6% 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 10% ~~sum~~ 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, and to pay all insurance premiums on a policy covering the premises, in the amount of \$6,000.00. It is agreed that the deed may be delivered and this transaction refinanced when the sum of \$3,000.00 and interest has been paid to the grantor.

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

treat said E. H. Simpson as tenant holding over after termination,

or contrary to the terms of this bond for title lease and shall be entitled to claim and recover, or retain if

already paid the sum of \$69.86 per month 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 hand s and seal this 17th day of April A. D., 19 58

In the presence of: Sara H. Gillespie Greenville Auto Sales, Inc. (Seal) Edward Ryan Hamer By [Signature] Vice President (Seal) E. H. Simpson (Seal)

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