

The State of South Carolina
COUNTY OF GREENVILLE

JUL 5 9 50 AM 1960

OLLIE... Payment \$3.59
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, Gilbert F. Hartwell

..... have agreed to sell to
Otis L. Powell and Joann V. Powell a certain lot or tract

of land in the County of Greenville, State of South Carolina, in Greenville Township, on the southeastern side of Durham Street, being shown as Lot No. 12 on a plat of property of Central Realty Company recorded in the R. M. C. Office for Greenville County in Plat Book "B" at page 199, and having according to said plat, the following metes and bounds: BEGINNING at a stake on the southeastern side of Durham Street, at a point which is 70 feet from the intersection of Durham St. and Merritt St., at corner of Lot 11, and running thence with line of Lot 11, S. 22-0 E. 150 feet to stake; thence N. 69-30 E. 60 feet to stake at rear corner of Lot 14; thence with line of Lot 14, N. 22-0 W. 150 feet to pin on Durham Street; thence along the southeast side of Durham Street S. 69-30 W. 60 feet to beginning. ALSO, all that other lot of land lying south and to the rear of the lot above described, described as follows: BEGINNING at a pin at corner of H. L. Bryant lot and in rear line of Lot 12, and running thence in a southerly direction 38 1/2 feet to pin; thence in a southwesterly direction 122 feet to Merritt St.; thence with Merritt St. N. 18-03 W. 20 ft. 8 inches to rear corner of Lot 11, thence with rear line of Lots 11 and 12 N. 69-30 E. 124 feet to point of beginning and execute and deliver a good and sufficient warranty deed therefor on condition that the buyers shall

pay the sum of fifty-five hundred dollars Dollars in the following manner \$500.00 down, the receipt of which is hereby acknowledged, and the balance of \$5000.00 to be paid at the rate of \$46.80 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, said payments to be made on the 5th day of each month hereafter

until the full purchase price is paid, with interest on same from date at six monthly 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 % of debt dollars for attorney's fees, as is

shown by a note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force and carry fire and extended coverage insurance in amount of balance due on this contract, and pay each month sum equal to 1/12 of total amount due each year for taxes and insurance in addition to payment

It is agreed that time is of the essence of this contract, and if the said payments are not made when the seller shall be discharged in law and equity from all liability to make said deed, and may treat said buyers as tenant holding over after termination,

or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of amount paid dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note. All furniture and appliances in the house on said property are also included in this sale.

In witness whereof, we have hereunto set our hand and seal this 23rd day of June A. D., 19 59

In the presence of:

[Signature]
James D. McKinney Jr.
Gilbert F. Hartwell signed
in presence of:

Otis L. Powell (Seal)
Joann V. Powell (Seal)
Gilbert F. Hartwell (SEAL)
Gilbert F. Hartwell

[Signature]
[Signature]

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