

The State of South Carolina  
COUNTY OF GREENVILLE

SEP 13 9 15 AM '61

KNOW ALL MEN BY THESE PRESENTS: I. James R. Mann

..... have agreed to sell to

W. Donald Smith ..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, in Chick Springs Township about two miles southeast of Taylors, S. C., on the eastern side of Berry Road, and being bounded by said road, other lands of the Seller and lands of Moore, and containing one-half acre, more or less. Said lot has a width of 100 feet, and runs back in parrallel lines for a depth of 200 feet. It is 100 feet wide at the rear, but the frontage on Berry Road is less than 100 feet because of a triangle of property owned by Moore that lies along the road for part of the frontage. Said property contains a dwelling, a barn and a well, and is part of the same conveyed to the Seller by Paul L. McCreight, Jr., et. al. by deed in Deed Book 667, Page 427.

and execute and deliver a good and sufficient warranty deed therefor on condition that Smith shall pay the sum of Forty-seven Hundred and no/100 - - - - Dollars in the following manner \$10.00 down and \$10.00 on Saturday of each week, commencing Saturday, August 26, 1961, payments to be applied first to interest, balance to principal, with the the privilege to anticipate payment of part or all at any time until the full purchase price is paid, with interest on same from date at six per cent, per annum until paid to be computed and paid ~~annually~~ <sup>weekly</sup>, 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 percent of balance due 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 to pay for hazard insurance on the dwelling in the amount of \$4,000.00.

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 W. Donald Smith or his assigns 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 Ten and no/100 - - - - - dollars per ~~year~~ <sup>week</sup> for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand<sup>s</sup> and seal<sup>s</sup> this 19th day of August A. D., 1961

In the presence of:

Raymond J. Grier (Seal)  
W. H. Alfred  
James R. Mann (Seal)  
W. Donald Smith (Seal)  
Seller  
Purchaser

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This bond for title is cancelled by mutual agreement and is now null and void. Witness our hands and seals this 27th day of March, 1963  
Witness:

SATISFIED AND CANCELLED OF RECORD  
6 DAY OF April 1963  
W. A. Seybt & Co.