

FILED GREENVILLE CO. S. C.

OCT 28 12 11 PM 1963

OLLIE W. WORTH, R.M.S.

The State of South Carolina }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: I, L. G. Causey, Trustee for  
Otis R. Causey have agreed to sell to  
David Phelps a certain lot or tract  
of land in the County of Greenville, State of South Carolina, being known as the western  
one-half of Lot 18, Section A of Glenn Farms, plat of which is recorded  
in Plat Book M, Page 75, said lot having such metes and bounds as shown  
on a survey dated February 25, 1963 and prepared by C. O. Riddle, R.L.S.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall  
pay the sum of Ten Thousand & no/100 (\$10,000.00) - - Dollars in the following manner  
\$1000 upon the signing hereof, \$57 per month on an \$8000 mortgage to  
Fidelity Federal Savings & Loan & \$15 per month on the balance of \$1000  
(OVER)  
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 proceed-  
ings of any kind, then in addition the sum of Ten (10%) percent ~~dollars~~ for attorney's fees, as is  
shown by his note of even date herewith. The purchaser agrees to pay all taxes & insurance  
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 Causey shall be discharged in law and equity from all liability to make said deed, and may  
treat said purchaser as tenant holding over after termination,  
or contrary to the terms of lease and shall be entitled to claim and recover, or retain if  
already paid the sum of dollars per year for rent, or  
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 16th day of  
August A. D., 1963

In the presence of:

*Victor C. ...*

*Billie J. ...*

*L. G. Causey Trustee* (Seal)

*for Otis R. Causey* (Seal)

(CONTINUED ON NEXT PAGE)