

GREENVILLE S.C.

The State of South Carolina }
COUNTY OF GREENVILLE-

JUL 12 2 24 PM 1964

CLERK OF COURTH

KNOW ALL MEN BY THESE PRESENTS: I, J. G. Cunningham

..... have agreed to sell to
Mrs. Addie Mae H. and George Lee Bixby a certain lot or tract
of land in the County of Greenville, State of South Carolina, being designated as Lot No. 56
on plat of property of Edgar C. Waldrop recorded in plat book B at
page 171, and being the same as conveyed to me by deed recorded in
Deed Book 376 at Page 458.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of Sixty Five Hundred (\$6500.00) Dollars in the following manner
\$300.00 paid herewith, balance of \$6200.00 to be paid at the rate of
\$52.32 monthly, beginning July 10, 1964, with privilege of anticipation
in whole or in part at any time,

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 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 10% dollars for attorney's fees, as is
shown by his note of even date herewith. The purchaser agrees to pay all and insurance
contract is in force. I agree to deliver fee simple title when principal is reduced
to \$5000.00 and accept purchase money mortgage for balance upon the same
terms and conditions as herein set out.

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 Mrs. Addie Mae H. & George Lee Bixby tenant holding over after termination,
or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if
already paid ~~the same~~ all sums paid to date 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 10th day of
June A. D., 1964.

In the presence of:

Hugh Jinsley
Sara P. Jinsley

J. G. Cunningham (Seal)
J. G. Cunningham (Seal)

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