

GREENVILLE CO. S. C.

The State of South Carolina
COUNTY OF GREENVILLE

FEB 9 10 47 AM 1965
OLLIE FANNINGWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: I, Hugh Tinsley, Individual and as
Trustee for Herman E. Cox and Dewitt T. Cox, have agreed to sell to
Estelle Luster and Lula Luster a certain lot or tract
of land in the County of Greenville, State of South Carolina, Lot No. 56, Happy Avenue,
Rutherford Park, this being the same lot conveyed to us by Mills H.
Hughey by deed recorded in vol. 644, page 402 of the RMC Office for
Greenville County, S. C.,

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Six Thousand (\$6,000.00) Dollars in the following manner
\$300.00 paid herewith, balance of \$5,700.00 to be paid at the rate of
\$48.10 monthly, beginning March 1, 1965, with the privilege of antici-
pation in whole or in part at any time,

until the full purchase price is paid, with interest on same from date at 6% per annum
until paid to be computed and paid ~~monthly~~ 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 proceed-
ings of any kind, then in addition the sum of 10% dollars for attorney's fees, as is
shown by their note of even date herewith. The purchaser S. agrees to pay all taxes and insurance
contract is in force. We agree to deliver fee simple title when principal is
reduced to \$3,700.00 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 Estelle Luster and Lula Luster as tenant S. 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 ~~thereof~~ all sums paid to date ~~nothing more~~ for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, 2 have hereunto set hand and seal this 2 day of
Feb. A. D., 1965

In the presence of:

Ja Army
Genevieve G. Williams

Hugh Tinsley Luster (Seal)
HUGH TINSLEY, Individual and as Trustee
for Herman E. Cox and Dewitt T. Cox
(Seal)

(Continued on next page)