

Vol 1026 Page 506

The State of South Carolina

COUNTY OF GREENVILLE

~~GREENVILLE~~

GREENVILLE CO. S

3 OCT 1975

KNOW ALL MEN BY THESE PRESENTS: BUENA H. LONG

..... have agreed to sell to VIRGINIA E. EDWARDS

..... o certain lot or tract of land in the County of Greenville, State of South Carolina, known as lot number (12) ;

Mackenzie Drive, Greenville County, South Carolina. As shown on the Greenville County Court House Plat Book - (593.1-3-12) and more fully described in volume 12 Page 299, together with all the improvements thereon consisting of a four room frame home with one bath and no

garage. The buyer accepts the home on an "as is" basis. The buyer agrees to pay the taxes and insurance each year commencing January 1, 1974, in addition to the regular monthly payments of \$60.00, monthly. The 1974 taxes are to be paid by the buyer when due for the year 1974. The buyer will take out a Home Owners Insurance policy in the amount of Six Thousand Dollars, ~~and~~ (\$6,000.00).

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of Seven Thousand Five Hundred and no/100 (\$7,500.00) Dollars in the following manner \$30.00 paid herewith as binder to apply on the purchase price, receipt of which is hereby acknowledged and the balance namely \$7,470.00 to be paid as follows: Payments monthly beginning on the 1st day of January 1974 in the amount of \$60.00. Payments to be first applied to interest then the balance to said principal, payments to be made to Buena H. Long. 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 the ~~XXXXXX~~ attorney's fees, as is shown by ~~the XXXXX~~ this contract. The purchaser agrees to pay all taxes while this contract is in force, and insurance as stated above.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due she shall be discharged in law and equity from all liability to make said deed, and may treat said Virginia E. Edwards as 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 sum of (\$30.00) and any monthly payments ~~XXXXXX~~ for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, they have hereunto set their hand and seal this 7th day of OCTOBER A. D., 1975.

In the presence of Frederick Ruml
X Marjorie Wilson
X Marjorie Wilson
Frederick Ruml

Virginia E. Edwards (Seal)
(Buyer)
Buena H. Long (Seal)
(Seller)

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