

218 Fairbank St.
Greenville, S.C. 29607

FILED
GREENVILLE CO. S.C.
MAR 16 3 00 PM '78

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DIVISION OF RECORDS
CONTRACT NO.

THIS CONTRACT made this 15th day of May, 1978, by and between
J. T. NIX, hereinafter referred to as Seller, and GARY W. KELLY, hereinafter
referred to as Purchaser:

W I T N E S S E T H:

For the consideration of Eleven Thousand Five Hundred and No/100 (\$11,500.00)
Dollars to be paid as follows: Five Hundred and No/100 (\$500.00) Dollars upon
execution of this contract, the receipt of which is hereby acknowledged, the
balance to be paid at the rate of Eighty-Five and 20/100 (\$85.20) Dollars per
month commencing June 1, 1978, and on the 1st day of each and every month
thereafter until paid in full, with interest at the rate of seven and one-half
(7½%) per cent per annum, balance first applied to interest then to principal.
The Purchaser has the right to anticipate any payment before maturity without
penalty.

The property which is the subject of this sale is described as follows:

ALL that lot of land situate at the intersection of McBeth Street and
Fineley Street in Greenville County, South Carolina, being shown as
Lot 103 of Section III on plat of Victor Monaghan Mills, prepared by
Pickell and Pickell, dated December 20, 1948, recorded in Plat Book
S at page 179-181, in the RMC Office for Greenville County, and
having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of McBeth Street at the
joint front corner of Lots 103 and 104, and running thence with line
of Lot 104, N. 10-42 E. 93.4 feet to an iron pin in line of a 15-foot
alley; thence with line of said alley, N. 79-11 W. 72 feet to an iron
pin on the eastern side of Fineley Street; thence with line of said
Street, S. 10-42 W. 93.5 feet; thence with line of McBeth Street,
S. 79-25 E. 72 feet to the point of beginning.

It is agreed that time is of the essence of this contract, and if the
Purchaser should miss two payments, the Seller shall be discharged in law and
equity from all liability to make said deed, and shall be entitled to claim
and recover, or retain if already paid the total amount paid in for rent, or
by way of liquidated damages.

The deed shall be delivered to the Purchaser upon full payment of the
purchase price to the Seller.

To the faithful performance hereof, we have set our hands and seals the
date and year first above written.

IN THE PRESENCE OF:

Regina M. Ferguson
Linda Malone

J. T. Nix
J. T. NIX, SELLER
Gary W. Kelly
GARY W. KELLY, PURCHASER

COPIES
1 MY 16 78 1574
1 MY 16 78 1575
1.5001
.1301

0293

4328 (W-2)