

The State of South Carolina
COUNTY OF GREENVILLE

FILED
CO. S. C.
APR 07 PM '80
HARRISLEY

4124

KNOW ALL MEN BY THESE PRESENTS: James A. Harris

have agreed to sell to Betty J. Roberts a certain lot or tract

of land in the County of Greenville, State of South Carolina, known as Lot 18, Beauclair Drive, Jenkins Estates, also known as Lot 49, Block 1, Sheet 577.4 on the Greenville County tax map

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of \$30,349.07 Dollars in the following manner \$284.00 per month, including taxes and insurance, for a total of 27 years* Payments to commence on May 1, 1980, and continue on like day thereafter

until the full purchase price is paid, with interest on same from date at Nine (9%) 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 proceedings of any kind, then in addition the sum of 15% for attorney's fees, as is shown by a note of even date herewith. The purchaser agrees to pay all taxes while this 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 I 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 said lease and shall be entitled to claim and recover, or retain if already paid the sum of \$9,408.00 dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 17th day of April A. D., 19 80

*Payments subject to escalation as taxes and insurance escalate.

In the presence of:

Janet S. Nelson (Seal)
James A. Harris, SELLER
Betty J. Roberts (Seal)
Betty J. Roberts, PURCHASER

Purchaser to agree to have the house inspected for termites yearly and treated when required by inspection. Inspections and treatments to be at the expense of the Purchaser.

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