

FILED
GREENVILLE S.C.

The State of South Carolina

JUL 20 3 08 PM '83

COUNTY OF GREENVILLE

DO NOT WRITE IN THESE SPACES
R.M.C.

9741

KNOW ALL MEN BY THESE PRESENTS: That Edna W. Burrell

has ~~XXX~~ agreed to sell to

James C. Rhoten Jr.

a certain lot or tract

of land in the County of Greenville, State of South Carolina, house and lot @ 28 Badger St. Greenville, S.C.

14(235) 109-3-13 (Note)

and execute and deliver a good and sufficient warranty deed therefor on condition that Buyers shall pay the sum of Twenty Three Thousand and no/100 Dollars in the following manner \$3,000.00 herewith, the receipt of which is hereby acknowledge, & the balance of \$2,000.00 to be on down payment on or before July 1, 1984, balance of \$18,000.00 to be paid in 240 consecutive monthly installments of \$173.71 each, commencing August 1, 1983; said payment to include both principal and interest, to apply 1st. to interest then principal. until the full purchase price is paid, with interest on same from date at 10 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 reasonable sum dollars for attorney's fees, as is shown by buyers note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. and insurance in the amount of the loan.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due seller shall be discharged in law and equity from all liability to make said deed, and may treat said buyer as tenant s holding over after termination or contrary to the terms of this contract lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies paid ~~xxx 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 seal s this 11th. day of July A.D., 1983

In the presence of:

Edna W. Burrell (Seller)
Virginia W. Campbell
Jerry W. Potts
Witnesses to both
Witnesses to both
(CONTINUED ON NEXT PAGE)

James C. Rhoten Jr. (Seal) (Buyer)
James C. Rhoten Jr. (Seal)

1328-11-21