STATE OF SOUTH CAROLINA

10269

AGREELENT

COUNTY OF GREENVILLE

APR 25 1950,

This Agreement, made in the City of Greenville, State of South Carolina, on April 5, 1950 by Doris S. Wilson, Lynn S. Huffman, Temple S. Haynes, Lillie S. Osborne, Lou Ellen, S. Skelton, C. D. Speegle, Ralph B. Speegle, herein called the "Sellers" and E. & Mathis residing on tract #30; Oakvale Farms, County of Oreenville, State of South Carakina, herein called the d'Purchasert, 103 Long 100 Long

Wherein #ti'1s mutually agreed; as cholkows:

estimate face follows in mened that a constant 1. That the Sellers agree to sell, and the Purchaser agrees to buy all that piece, parcel or lot of land in Greenville County, State of South Carolina, and being known and designated as Tract No. 31 of Qakvale Farms and having, according to plat recorded The B. M. C. Office for Greenville County, S. C. in Plat Book "M" at page 15, the Tollowing metes and bounds, to wit: Figure fire

Beginning at a point on a road the joint front corner of Tracts 30 and 31 and running thence with said road N. 87-44W 277.1' thence. with the joint line of Tracts 31 and 32 S 30-02 W 847.6' thence S 61-448 248.9' thence with the joint line of Tracts 30 and 31 N 30-02 E. 969.2' to the point of beginning.

2. That the Purchaser agrees to pay to the Seller, and the Seller agrees to receive as payment, for the said piece, or parcel of land the sum of seven hundred eighty (\$780.) dollars, to be paid as follows:

mi(a) Fifty (\$502) dollars, at or before the ensealing and delivery of this Agreements, the receipt, whereof is hereby acknowledged; and and the country of the ere, we a signer and dood dollers the within written agreement

(b) The balanceuof seven hundred thirty (\$730) dollars, in equal monthly installments of twenty five (\$25.) dollars each, to be made at the office of C. Douglas Wilson & Co., 19 S. Irvine Street, Greenville, S. C. on the first day of each and every month, commencing on the 1st day of May, 1950, and continuing monthly thereafter until the said purchase price shall have been fully paid. Interest at 6% per amoun is to be computed and paid at maturity.

- 3. That the Purchaser agrees to pay any and all Taxes that may hereafter be levied on the aforesaid piece, or parcel of land, before the same shall become delinquent.
- क्षा रश्री भारत जिल्ला है है 4. That if any default shall be made in the payment of any of the said installments, as herein provided, and if any such default shall continue for sixty (60) days, then after the lapse of said period of sixty (6b) days, all installments previously paid shall, at the option of the Seller, without any notice, or demand, be and become forfeited, irrevocably, and be retained by the Seller as liquidated damages and, thereupon, this Agreement shall be terminated and be of no further force or effect; provided, however, that nothing herein contained shall be deemed, or construed, to prevent the Seller from enforcing specific performance of this Agreement, in the event of any default on the part of the Purchaser in keeping, observing and performing any of the conditions, covenants and terms herein contained.
- 5. That, it is further agreed that the Purchaser shall have the option of paying all or any number of installments in advance at his option.
- 6. That, upon the said purchase price being fully paid, according to the conditions, provisions and terms of this Agreement, the Sellers shall convey, by Warranty Deed, to the Purchaser the said piece, or parcel of land, in fee simple, free from any and all encumbrances that are not herein assumed by the Purchaser.
- 7. That this Agreement shall bind the First Parties, their Successors and Assigns, and shall bind the Second Party, his Executors, Administrators and Assigns.

In Witness Whereof, the parties hereto have hereunto set their hands and seals, Recorded April 25th. 1850 at 4:30 2. Menting Ogyge triil appril 25th.