GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA PAR 21 11 40 14 772 BOND FOR TITLE COUNTY OF GREENVILLE OXLIE FARNSWORTH R. M. C.

KNOW ALL MEN-BY THESE PRESENTS That I, Mary B. McClain, hereinafter referred to as Seller, have agreed to sell to Mary Elizabeth Shipman, hereinafter called Purchaser, a certain lot or tract of land in the County of Greenville, State of South Carolina, described as follows:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate; lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Chestnut Ridge Road about 1.5 miles west of Marietta, S. C., being shown as Lots Nos. 14 and 15 on a plat of survey of Chestnut Ridge Park, made by Thomas C. Keith, Setpember 24, 1955, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING in said Chestnut Ridge Road at joint front corners of Lots No. 13 and 14 and running with said Road N. 47-00 E. 150 feet to the joint front corners of Lots No. 15 and 16; thence with the common lines of Lots No. 15 and 16 S. 56-30 E. 200 feet to an iron pin; (joint corners of Lots 15, 16, 61, 62) thence S. 47-00 W. 150 feet to an iron pin; (joint corners of Lots 13, 14, 59, 60) thence following the common line of Lots No. 13 and 14 N. 56-30 W. 200 feet to the point of beginning, being all of Lots No. 14 and 15 as shown on said plat.

and the Seller shall execute and deliver a good and sufficient warranty deed therefor on the condition that the Purchaser shall pay the sum of Five Thousand and No/100 (\$5,000.00) Dollars in the following manner: \$100.00 down with the balance being paid in monthly installments of \$55.52 per month, this payment includes 6% interest from date on the outstanding balance of the purchase price. The purchaser also agrees to pay the property taxes and fire and extended coverage costs applicable to this property and in order to pay these costs, the Purchaser shall pay to the Seller an extra \$10.00 per month to be put into escrow by the Seller and applied by the Seller to the property taxes and insurance. Any overage or deficits of this amount shall be paid or refunded annually. The payments as provided above are to continue as provided above and after all are made the Seller of her heirs or assigns will convey the subject property to the Purchaser, or her heris or assigns, by good warranty deed.

In the event any payment as provided above is collected through legal proceedings, the Purchaser agrees to pay in addition to the payment as is required above, a reasonable amount for Sellers attorney fees.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Mary B. McClain shall be discharged in law and equity from all liability to make said deed, and may streat the

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