

Witnesses: *Joe A. Phillips*  
*Elizabeth G. Bates*

JAN 10 9 57 AM 1952

State of South Carolina,  
COUNTY OF GREENVILLE

BOOK 449 PAGE 307  
OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: *I, Grady Gilreath*

*Raymond L. Talley* have agreed to sell to a certain lot or tract

of land in the County of Greenville, State of South Carolina, *Saluda Township, on North Saluda River; having the following Metes & Bounds. See Plat of W.A. Hester, R.C. June 22, 1933. This being for 1/2 one-half interest in the following described property.*

*Beginning at a small iron x 3 x m and running S. 46 E. 33.80' to a iron pin; thence S. 26 E. 11.00' to a stake on North Saluda River; thence down the Meander of said River 16.00' to water oak tree; thence N. 53 1/2 W. 4.25 to a stone; thence N. 25 W. 81 links to a stone x 0 m; thence S. 74 W. 1.68 to a stone c.m.; thence N 62 3/4 W. 30.80 to the beginning corner and containing 19 1/16 acres; More or less*

*This is one-half of same conveyed to me by *Etta B. Talley*, on Dec. 18, 1951 and execute and deliver a good and sufficient warranty deed therefor on condition that I shall*

pay the sum of *Three Hundred and 70/100* Dollars in the following manner *Cash \$75.00 down and balance \$18.75 per month starting Jan. 18, 1952 and each successive month thereafter until paid in full*

until the full purchase price is paid,, with interest on same from date at *6* 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 *10.00* dollars for attorney's fees, as is shown by *promissory* note of even date herewith. The purchaser agrees to pay all taxes while this contract is of 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 *Raymond L. Talley* 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 *Amount Paid* dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, *I* have hereunto set *my* hand and seal this *18<sup>th</sup>* day of *December* A. D. 19*51*.

In the presence of  
*Elizabeth G. Bates* *Grady Gilreath* (SEAL)  
*Joe A. Phillips* (SEAL)

(OVER)

SATISFIED AND CANCELLED OF RECORD  
5<sup>th</sup> DAY OF *Aug* 19*52*  
*Ollie Farnsworth*  
R. M. C.