

State of South Carolina
COUNTY OF GREENVILLE

BOOK 466 PAGE 183

FILED
GREENVILLE CO. S. C.
NOV 4 10 18 AM 1952
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: I, E. E. Turner

H. W. McCarson

have agreed to sell to a certain lot or tract of land in the County of Greenville, State of South Carolina, on McDade Street, in City View, known and designated as Lot No. 94 in Block C as shown on plat of the same recorded in the R. M. C. Office for said County and State in Plat Book "A" at Page 460, which was conveyed to E. E. Turner by Fannie Huff Simmonson by deed dated January 30, 1937, recorded in said R. M. C. Office in Deed Book 193 at Page 220.

E. E. Turner is to pay the taxes for 1952, and is to pay the fire insurance on said property for one year,

and execute and deliver a good and sufficient warranty deed therefor on condition that shall pay the sum of Six Thousand and no/100 (\$6,000.00)... Dollars in the following manner \$1,000.00 cash, and \$50.00 on December 1st, 1952, and a like amount on the 1st day of each month thereafter until the sum of \$2,000.00 additional has been paid, at which time the said purchaser is to secure a loan for \$3,000.00 and pay the said E. E. Turner in full and E. E. Turner is to execute a good deed to said property at that time 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 ten per cent ~~dollars~~ 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 of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due E. E. Turner shall be discharged in law and equity from all liability to make said deed, and may treat said H. W. McCarson as tenant holding over after termination, or contrary to the terms of a lease, and shall be entitled to claim and recover, or retain if already paid the sum of whatever amount already paid 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 31st day of October A. D. 1952.

In the presence of

J. J. Collins
W. M. A. [unclear]

E. E. Turner (SEAL)
H. W. McCarson (SEAL)

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For Assignment to Mrs. Beulah K. Bingham see Deed Book 606 Page 392