

The State of South Carolina }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: I, J. L. Dunaway

..... have agreed to sell to
J. W. Ragan and Bertha Mae Ragan a certain lot or tract

of land in the County of Greenville, State of South Carolina, near West Gantt School, consisting of 0.81 acres, more or less, being known and designated as Lot B on plat made by W. J. Milford, Jan. 26, 1949 and having the following metes and bounds: BEGINNING at an iron pin near a surface-treated road at corner of other property of West Skelton and running thence S. 74-00 W. 35 feet to an iron pin; running thence S. 66-30 W. 48 feet to an iron pin; thence South 1-30 E. 226 feet to an iron pin; thence N. 77-30 East 130 feet to an iron pin; thence N. 19-00 W. 223 feet to the beginning corner.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of \$6,000.00 - - - - - Dollars in the following manner \$300.00 in cash, the receipt of which is hereby acknowledged, and \$75.00 per month until paid in full; the first payment to commence August 15, 1953 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% dollars for attorney's fees, as is shown by their note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. the Purchasers to pay for the insurance and taxes for 1953 to be pro rated.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the Seller shall be discharged in law and equity from all liability to make said deed, and may treat said J. W. and Bertha Mae Ragan as tenant S. holding over after termination, or contrary to the terms of THEIR lease and shall be entitled to claim and recover, or retain if already paid the sum of any monies already paid in 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 hand and seal this 1st day of August A. D., 19 53

In the presence of:

Gulut E. John (Seal)
Bertha Mae Ragan (Seal)
Geraldine Welch (Seal)
J. L. Dunaway (SEAL)
Orelia Dunaway (Seal)

We consent
Bertha Mae Ragan.
J. W. Ragan

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Cancelled Oct. 5, 1953.

Witness
Orelia Dunaway
Witness
Howard Green
Bernie Sinclair

J. L. Dunaway
Bertha Mae Ragan
J. W. Ragan