

The State of South Carolina AUG 14 4 36 PM 1959
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, Johnnie Roberts

have agreed to sell to
R. L. Spearman a certain lot or tract

of land in the County of Greenville, State of South Carolina, in Gantt Township, being known and designated as Lot No. 14 on plat of property of E. W. Gregory made by C. O. Riddle, Surveyor, June 2, 1953, and according to said plat having the following metes and bounds, to-wit: BEGINNING at an iron pin on the South side of Lanford Drive, joint front corner of Lots Nos. 13 and 14, and running thence with the line of said lots S. 2-50 W. 150 feet; thence N. 86-42 W. 75 feet; thence N. 2-50 E. 150 feet to an iron pin on Lanford Drive, joint rear corner of Lot No. 15; thence with the South side of Lanford Drive S. 86-42 E. 75 feet to the point of beginning.

Buyer is paying the sum of \$4500.00 for said property; by paying \$500.00 down, the receipt of which is hereby acknowledged; and is to assume and pay mortgage of F. B. Pinson with balance due in amount of \$2931.54, and to pay seller's equity of \$1068.46 plus insurance of \$31.68, being total of \$1100.14 in following manner

and execute and deliver a good and sufficient warranty deed therefor on condition that the buyer shall pay the sum of eleven hundred dollars and fourteen cents (\$1100.14) in the following manner

thirty dollars (\$30.00) per month hereafter until paid in full. payments to be applied first to interest and the balance to principal. The first payment to be due on September 1, 1959, and the remaining payments to be due on the first day of each month thereafter until the full purchase price is paid, with interest on same from date at six per cent, per annum until paid to be computed and paid monthly 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% of debt 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 in force. and carry fire and extended coverage insurance in amount of \$4000.00.

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 buyer 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 amount 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 14 th day of

~~August~~ August A. D., 19 59

In the presence of

James D. King Johnnie Roberts (Seal)
R. L. Spearman (Seal)

(Continued on Next Page)

SATISFIED AND CANCELLED OF RECORD

8 DAY OF Nov. 1960

Ollie Sarnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:32 O'CLOCK P. M. NO. 12324

for satisfaction see