

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: V.C. JONES

..... have agreed to sell to
Donald Brown and Ruby H. Brown a certain lot or tract

of land in the County of Greenville, State of South Carolina, All that piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina on East Fifth Street and being known and designated as Lot #24, Section A of Woodside Mills, recorded in Plat Book No. 115, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the Northeastern side of East Fifth Street, joint front corner of Lots #23 and 24 and running thence along the joint side line of said lots N. 15-49 E. 99 feet to an iron pin in line of 12-foot alley, thence along said alley, S. 73-34 E. 78 feet to an iron pin, joint rear corner of Lots #24 and 25, thence along the side line of said lots, S. 15-49 W. 98.1 feet to an iron pin on the Northeastern side of East Fifth Street, thence along said street, N. 74-11 W., 78 feet to the point of beginning.

The above described property is the same conveyed to me by Harold T. Newton by deed recorded in the R.M.C. Office in Deed Book 545, Page 294.

..... and execute and deliver a good and sufficient warranty deed therefor on condition that They shall

pay the sum of Forty-Two Hundred Dollars Dollars in the following manner \$100.00 upon the signing of the contract, \$100.00 additional in thirty days, and another \$100.00 in sixty days. The balance of \$3900.00 to be paid at the rate of \$43.30 per month for a period of ten years. This \$43.30 per month to include principal and interest at 6%. The first \$43.30 monthly payment to start two weeks after payment of final \$100.00 above. (Larger payments permitted any- until the full purchase price is paid, with interest on same from date at 6 per cent, per annum time.

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 proceed- ings of any kind, then in addition the sum of ten per cent of debt for attorney's fees, as is shown by our note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due V. C. Jones shall be discharged in law and equity from all liability to make said deed, and may treat said Donald Brown and Ruby H. Brown as tenant 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 all monies 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 our hand and seal this 29 day of July A. D., 1960.

In the presence of:

Billy C. Jones (Seal)
E. J. (Bill) Bledsoe (Seal)
E. J. (Bill) Bledsoe (Seal)
V. C. Jones (Seal)
Donald Brown (Seal)
Ruby H. Brown (Seal)

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