

GREENVILLE CO. S. C.

The State of South Carolina
COUNTY OF GREENVILLE

JAN 3 10 55 AM 1962

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: I, Homer Styles

have agreed to sell to

Carl Stribling, Sr.

a certain lot or tract

of land in the County of Greenville, State of South Carolina, being shown as Lot 21 and part of Lot 20 on Plat of property of H. P. McGee, Plat of which is recorded in Plat Book "I" at Page 127, and being identically the same property conveyed to Homer Styles by William H. McDonell by deed dated March 13, 1961, recorded in Deed Book 670 at Page 30, P24-3-5 & 6. It is understood and agreed that the purchaser assumes and agrees to pay the balance of that certain mortgage given by Homer Styles to Travelers Rest Federal Savings and Loan Association recorded in Mortgage Volume 852 at Page 133. When the purchaser has reduced the balance of said mortgage to such an amount when the Travelers Rest Federal Savings and Loan Association will re-finance said balance in the name of the purchaser, and at such time the seller agrees to execute and deliver a good and sufficient warranty deed for said premises.

~~and execute and deliver a good and sufficient warranty deed therefor on condition that~~ he shall

pay the sum of Seven Hundred and no/100 (\$700.00) Dollars in the following manner

the receipt of which is hereby acknowledged, and assume the balance of the mortgage hereinabove set out

~~until the full purchase price is paid, with interest on same from date of~~ 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 proceed-~~

~~ings of any kind, then in addition the sum of a reasonable amount of~~ dollars for attorney's fees, as is

~~shown by~~ note of even date herewith. The purchaser agrees to pay all taxes and insurance

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 I shall be discharged in law and equity from all liability to make said deed, and may

treat said Carl Stribling, Sr. as tenant holding over after termination,

or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if

already paid the sum of Seven Hundred and no/100 (\$700.00) 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 18th day of

December A. D., 19 61.

In the presence of:

H. H. Simpson (Seal)

M. G. Batson (Seal)

C. Veta Pyle

Janet B. Ganett

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