

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 27 2 27 PM 1963

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, Mamie C. Hairston,

have agreed to sell to
Jim Thomas and Rose June Thomas

a certain lot or tract
of land in the County of Greenville, State of South Carolina, on the north side of Bates Street
extension and being a portion of Lot No. 2 on Plat of G. Dewey Oxner Property recorded
in Plat Book G at Page 42 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Bates Street Extension at the joint
front corner of Lots Nos. 1 and 2 and running thence along the joint line of said lots
N. 33-54 E. 78.5 feet to a point; thence S. 56-06 E. 50 feet to a point; thence along
the joint line of Lots 2 and 3 S. 33-54 W. 78.03 feet to an iron pin; thence along
Bates Street Extension N. 56-06 W. 50 feet to the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Three Thousand Five Hundred Dollars in the following manner
\$50.00 down and the balance payable \$40.00 on the 7th day of each month beginning
July 7, 1963, ~~payments to be applied first to interest balance to principal~~ until
paid in full,
until the full purchase price is paid, with interest on same from date at six per cent, per annum
annually 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 percent dollars 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. When the principal balance is paid down to \$2000, I hereby agree to
execute a deed and accept a purchase money mortgage for the balance.

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 Jim and Rose June Thomas 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 all payments dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 25th day of
June A. D., 1963

In the presence of:

John B. Mays Mamie C. Hairston (Seal)
Harold Keller Rose June Thomas (Seal)
Jim Thomas Seal

continued on next page

Bond for Title declared null and void, see order of Hon. James H. Price, Jr.
in Judgment Roll No. J-1853- office of Clerk of Court. Order
dated August 20th, 1964.

witness
Evelyn Goddard

Margaret H. Ross
Clerk of Court