

State of South Carolina, }  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

JUL 3 1 03 PM 1963

KNOW ALL MEN BY THESE PRESENTS: I, Oscar F. Baker, <sup>ELLIE FAPNSWORTH</sup>  
R.M.C.  
\_\_\_\_\_ have agreed to sell to  
John Steve Walker \_\_\_\_\_ a certain lot or tract  
of land in the County of Greenville, State of South Carolina, fully described by metes and  
bounds in deed of Andrew D. Barnette, et al, dated January 4, 1958 and recorded  
in the RMC Office in deed book Volume 590, at page 293, reference to which is craved.

and execute and deliver a good and sufficient warranty deed therefor on condition that \_\_\_\_\_ he \_\_\_\_\_ shall  
pay the sum of FIFTY NINE HUNDRED (\$5900.00) \_\_\_\_\_ Dollars in the following manner  
\$100.00 cash, receipt of which is hereby acknowledged, \$152.71 on August 1, 1963  
and \$52.71 on September 1, 1963 and a like amount on the first of each and every  
month thereafter until the full amount is paid, instalments to be first applied to  
interest, balance on principle  
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 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 reasonable \_\_\_\_\_ dollars for attorney's fees, as is  
shown by his \_\_\_\_\_ note of even date herewith. The purchaser agrees to pay all taxes while this  
contract is of 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 John Steve Walker \_\_\_\_\_ as tenant holding over after termination,  
or contrary to the terms of his \_\_\_\_\_ lease, and shall be entitled to claim and recover, or retain if  
already paid the sum of Twelve Hundred \_\_\_\_\_ 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 28th day of  
June 1963 A. D. 1947

In the presence of  
Bessie M. Ward \_\_\_\_\_ Oscar F. Baker (SEAL)  
\_\_\_\_\_ (SEAL)

continued on next page

Jan. 25, 1964  
Within Bond for Title has been cancelled and  
surrendered and option on is hereby released  
from making deeds.

Signed: John Steve Walker

witness: