

KNOW ALL MEN BY THESE PRESENTS: That I, J. A. Barry, Sr., of Fountain Inn, S. C., have agreed to sell to CARRIE JONES STOCKTON a certain lot or tract of land in the County of Greenville, State of South Carolina. ALL that piece, parcel or lot of land with the improvements thereon, situate, lying and being in Dunklin Township, County of Greenville, State of South Carolina; bounded on the north by lands now or formerly of Belton Sims, on the east by lands now or formerly of John Allison, on the west by R. L. Sims, and being shown as 59½ acres on a plat of tract No. 6 by James P. Willis, dated April, 1901, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stone on or near the branch on the line of property now or formerly of J. C. Sims and running thence N. 29½ E. 3.43 chains to a stone; thence N. 41½ W. 4.97 chains to a stone; thence along the line of property of Belton Sims S. 84 W. 20.44 chains to a pine; thence S. 70½ W. 23.89 chains to a stone; thence S. 70½ E. 33.69 chains to a stone; thence N. 39 E. 13.94 chains to a hickory; thence N. 17 E. 4.27 chains to a pine, at Natural Rock Chair; thence along the branch N. 58 W. 4.45 chains to a stone to the point of beginning. Being the same property conveyed to me by Milton Smith and others July 8, 1963 and recorded in R.M.C. Office for Greenville County in Book 727, Page 297. Also being the same property in which E. Inman, Master of Greenville County, conveyed to me the interests of two minor children of the Smith family on July 15, 1963 and recorded in R.M.C. Office for Greenville County in Book 727, at Page 329.

The Grantor herein does hereby agree to execute and deliver a good and sufficient warranty deed therefor on condition that purchaser shall pay the sum of Forty-Eight Hundred (\$4800.00) Dollars in the following manner: Fifteen Hundred (\$1500.00) Dollars in cash, receipt whereof is hereby acknowledged, and a balance of Thirty-Three Hundred (\$3300.00) Dollars to be paid over a period of Five (5) years, with interest, taxes and insurance added to the monthly payments, making a total of monthly payments of Eighty-Two and 26/100 (\$82.26) Dollars per month for a total of Sixty (60) months from November 1, 1963 to November 1, 1968, unless paid in full sooner. If taxes and insurance should increase as time goes by, any increase in these rates shall be added to the monthly payments. These payments shall be paid until the full purchase price is paid, with interest on same from the date of October 1, 1963 at the rate of Six (6%) percent, which interest is figured in and added to the monthly payments designated above. Should any of these payments not be made when due, these payments will be added to the principal and bear interest at the same rate as the 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 Ten (10%) percent will be added for attorneys fees, as is shown by purchaser's note of even date herewith. Should the purchaser wish to refinance this paper or pay this obligation in full at any time or make any number of payments at any time, they will be at liberty to do so at any time whenever they desire and as soon as the Sixty (60) monthly payments are made this obligation will then be discharged.

It is agreed that time is of the essence and if said payments are not made when due, Grantor, he shall be discharged in law and equity from all liability to make said deed and may treat said purchaser as tenant holding over after termination, or contrary to the terms of Grantor's lease and shall be entitled to claim and recover, or retain if already paid, the sum of Nine Hundred Eighty Seven and 12/100 (\$987.12) Dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

IN WITNESS WHEREOF they have hereunto set their hand and seal this 16th day of October A.D. 1963.

In the Presence of:

Tom A. Ellis

Francis Babb

J. A. Barry Sr. (SEAL)

Carrie Jones Stockton (SEAL)

Carrie J. Jones (SEAL)

RECORDED  
OCT 16 3 33 PM 1963  
GREENVILLE, S.C.  
N.M.C.