

GREENVILLE CO. S. C.

The State of South Carolina
COUNTY OF GREENVILLE

FEB 18 4 19 PM 1965

OFFICE OF THE CLERK
GREENVILLE, S. C.

KNOW ALL MEN BY THESE PRESENTS: Charles H. Collins and Guyrene B. Collins
..... have agreed to sell to
Melba Thompson Johnson a certain lot or tract
of land in the County of Greenville, State of South Carolina, being known as No. 204
Churchill Avenue, being Lot No. 100 of Augusta Road Acres
..... according to a plat recorded in plat book S at page 201,
..... Greenville County, S. C., and being the same as conveyed
..... to Charles H. and Guyrene B. Collins by deed recorded in
..... deed book 425 at page 293

and execute and deliver a good and sufficient warranty deed therefor on condition that I shall
pay the sum of \$7,322.55 Dollars in the following manner
\$60.00 monthly beginning December 5, 1965 and a like amount
..... on the 5th day of each successive month until paid in full,
payments to apply first to interest and balance to principal
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 ten percent dollars for attorney's fees, as is
shown by my note of even date herewith. The purchaser agrees to pay all taxes ^{and insurance} 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 we shall be discharged in law and equity from all liability to make said deed, and may
treat said Melba Thompson Johnson 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 any amount paid as of such date
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set hand and seal this 1st day of
December A. D., 19 65

In the presence of:
Victoria Pyle Guyrene Bowen Collins (Seal)
Darrell B. Lacey Charles H. Collins (Seal)

(Continued on next page)