

FILED

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The State of South Carolina  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, Lavonia J. Phillips

..... have agreed to sell to  
Larry Dean Bailey and Shirley H. Bailey..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, Cleveland Township, designated as  
Lot # 8 on plat of property of P. D. Jarrard, dated June 17, 1950 and having according  
to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the joint front corner of Lots 6 and 8 and running thence  
with line of Lot 6 and 7 N. 86-50 E. 238 ft. to pin; thence N. 13-15 W. 66 feet to pin;  
thence N. 75 W. 100 Ft. to iron pin;  
thence N. 75-20 W. 110 feet to pin; thence S. 7-45 W. 131 feet to the point of beginning.

Said premises being a part of the portion of property conveyed to grantor by deed of  
P. D. Jarrard Estate.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall  
pay the sum of Five Thousand and no/100..... Dollars in the following manner

a cash payment of \$15.00 on June 1, 1971 and a like payment of \$15.00 cash on the  
first day of each and every successive month thereafter until paid in full. Payments  
shall first apply to interest and then to principal.

until the full purchase price is paid, with interest on same from date at 7..... 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 10% of amount due..... dollars for attorney's fees, as is  
shown by a certain note..... of even date herewith. The purchaser agrees to pay all taxes while this  
contract is in force. Also to maintain full coverage insurance.

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 Larry Dean Bailey and Shirley H. Bailey as tenant's holding over after termination,  
or contrary to the terms of said..... lease and shall be entitled to claim and recover, or retain if  
already paid the sum of total amount paid in..... 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 22nd..... day of

May..... A. D., 19 71.

In the presence of:

Linda M. Galloway..... Lavonia J. Phillips (Seal)  
Roy L. Monroe..... Joe A. Phillips (Seal)

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