

RECORDING FEE
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FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

JUN 20 2 55 PM '56
ELIZABETH H. MOULLE
R.M.C. BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS that I, Martin F. Baker herein-
after referred to as Seller, have agreed to sell to Joseph H. Reeves and
Hattie Frances Reeves, hereinafter called Purchasers, a certain lot or
tract of land in the County of Greenville, State of South Carolina, de-
scribed as follows:

All that piece, parcel or lot of land in the County of Greenville, State
of South Carolina, being known and designated as Lot No. 4 of Block S
according to plat of property of J. P. Stevens and Co., Inc., entitled
Slater Plant, Slater, South Carolina, made by Pickell and Pickell on
October 28, 1955, and recorded in the R.M.C. Office for Greenville
County in Plat Book JJ at Page 105, and being more particularly de-
scribed, to-wit:

Beginning at an iron pin in the center of a spur track to Slater Mill,
being the joint front corner of Lots Nos. 3 and 4 and running thence
S. 87-58 E. 324 feet along the property line of Lot No. 3 to an iron
pin; thence S. 13-14 E. 61.2 feet to an iron pin; thence N. 88-55 W.
335.8 feet to an iron pin in the center of said track; thence along
the center of said tract N. 1-46 W. 65 feet to the point of beginning.

and the Seller shall execute and deliver a good and sufficient warranty
deed therefor on the condition that the Purchasers shall pay the sum of
Four Thousand Eight Hundred and No/100 Dollars (\$4,800.00) in sixty (60)
monthly installments of \$97.33 per month beginning one month from date,
this payment includes 8% interest from date on the outstanding balance
of the purchase price. The Purchasers also agree to pay the property taxes
and fire and extended coverage costs applicable to this property. The
payments as provided above are to continue as provided above and after
all are made the Seller or his heirs or assigns will convey the subject
property to the Purchasers, or their heirs or assigns, by good warranty deed.

In the event any payment as provided above is collected through
legal proceedings, the Purchasers agree to pay in addition to the payment
as is required above, a reasonable amount for Sellers attorney fees.

It is agreed that time is of the essence of this contract, and
if the said payments are not made when due, Martin F. Baker shall be dis-
charged in law and equity from all liability to make said deed, and may
treat the said Joseph H. Reeves and Hattie Frances Reeves as tenants
holding over after termination, or contrary to the terms of a lease and

(Continued on next page)