

The State of South Carolina  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
NOTARY PUBLIC  
DATE 3/8/74

VOL 995 PAGE 23

KNOW ALL MEN BY THESE PRESENTS: Paul A. Nelms and Carolyn B. Nelms  
..... have agreed to sell to  
..... William O. Bagwell ..... a certain lot or tract  
of land in the County of Greenville, State of South Carolina, on the southwestern corner of  
Woodys Drive and Jan Avenue and being known and designated as Lots  
Nos. 20 and 31 of the property of Lloyd Gilstrap, said Lot No. 20 being  
shown on plat of said property recorded in the R.M.C. Office for  
Greenville County in Plat Book "00", Pages 66 and 67, and said Lot No. 31  
being shown on a revised unrecorded plat thereof and being the piece of  
property lying between the rear of said Lot No. 20 and Old Farr's Bridge  
Road as shown on said plat and having the following metes and bounds,  
to-wit: (continued on reverse side)

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall  
pay the sum of Twenty-Six Thousand Four Hundred----- Dollars in the following manner  
in monthly installments of Two Hundred Three and No/100ths (\$203.00)  
Dollars each commencing on the 1st day of April, 1974 and continuing on  
the same date of each month thereafter  
until the full purchase price is paid, with interest on same from date at 8½ 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 a reasonable amount ~~sum~~ 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 in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when  
due Sellers shall be discharged in law and equity from all liability to make said deed, and may  
treat said William O. Bagwell ..... as tenant 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 \$2,436.00----- dollars per year for rent, or  
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, We have hereunto set our hand and seal this 8th day of  
March A. D., 19 74.

In the presence of:

*W. H. MSR*

*Paul A. Nelms*  
Paul A. Nelms (Seal)

*Carolyn B. Nelms*

*Carolyn B. Nelms*  
Carolyn B. Nelms (Seal)

RECORDED

4328 RV-2