

FILED
APR 2 1974
CLERK OF COURTS
GREENVILLE, S.C.

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: DOYLE R. PEACE AND CHARLES FAYSSOUX have agreed to sell to JOSEPH R. POOLE a certain lot or tract of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 9, Cope Circle, Cope Heights Subdivision, Section III, and having the following metes and bounds: Beginning at an iron pin on the southern side of Cope Circle, the corner of Lot No. 8,; running thence S 25-05 E 150 feet to an iron pin; running thence S 64-55 W 190 feet to Lot No. 10; running thence along line of Lot 10 to center of 10 foot drainage easement; thence N 12-50 W 217.2 feet to an iron pin on Cope Circle; thence with curve of Cope Circle, chord of which is N 87 E 60 feet to point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Nineteen Thousand and no/100 (\$19,000.00) Dollars in the following manner in monthly payments of One Hundred Fifty-eight and 93/100 (\$158.93)

until the full purchase price is paid, with interest on same from date at 8 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 proceedings of any kind. then in addition the sum of a reasonable amount dollars for attorney's fees, as is shown by their 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 they shall be discharged in law and equity from all liability to make said deed, and may treat said Joseph R. Poole as tenant holding over after termination, or contrary to the terms of lease and shall be entitled to claim and recover, or retain if already paid the sum of 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^s and seal^s this day of April A. D., 1974

In the presence of:
Susan V. Williams
Doyle R. Peace (Seal)
Charles C. Fayssoux (Seal)

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