

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
J. B. H. COOPER
CLERK OF SUPERIOR COURT

KNOW ALL MEN BY THESE PRESENTS: Gerald K. Pearson and Janet Pearson

..... have agreed to sell to
Lee R. Stokes and Jerline Stokes

..... a certain lot or tract
of land in the County of Greenville, State of South Carolina, situate, lying and being
on the southwestern side of Appaloosa Drive, being shown and designated
as Lot No. 71, on a plat of MUSTANG VILLAGE, made by Dalton and Neves,
Engineers, dated June, 1967, recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book TTT, page 1, reference to which
is hereby craved for the metes and bounds thereof.

..... and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Four Thousand, Eight Hundred Seventy-Five and 25/100 (\$4,875.25) Dollars in the following manner
\$400.00 upon execution of this instrument and the balance in eighty (80)
equal monthly installments of \$55.25 each, the first payments being due
August, 1975 and subsequent payments each month thereafter,
until the full purchase price is paid, ~~with interest on the unpaid balance at the rate of seven per cent per annum,~~
said payments include interest at the rate of seven per cent per annum,
~~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 not less than 25% of the balance due as
shown by that note of even date herewith. The purchaser S. 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 Lee R. Stokes and Jerline Stokes as tenant..... holding over after termination,
or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if
already paid the sum of Six Hundred Sixty-Three (\$663.00) 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 hands and seal S this 6th day of
September A. D., 1975.

In the presence of:
Royce L. Smith
Carl D. Mize

Gerald K. Pearson (Seal)
Gerald K. Pearson
Janet Pearson (Seal)
Janet Pearson
Lee R. Stokes (SEAL)
Lee R. Stokes
Jerline Stokes (SEAL)
Jerline Stokes

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