

FILED
GREENVILLE CO. S. C.

VOL 1041 PAGE 447

The State of South Carolina
COUNTY OF GREENVILLE

AUG 18 2 32 PM '76
CONNIE S. HANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS: William D. Richardson and Sanford R.

Kirkus have agreed to sell to
John Steele a certain lot or tract

of land in the County of Greenville, State of South Carolina, on the West side of Green Avenue,
in the City of Greenville, and having according to a survey made by Dalton
& Neves, dated April, 1927, the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Green Avenue, which iron pin
is 145.5 feet north of the northwestern corner of the intersection of
Green Avenue and Arlington Avenue and running thence N. 61-05 W. 175.8 feet
to an iron pin; thence N. 28-05 E. 60.2 feet to an iron pin; thence
S. 62-20 E. 176 feet to an iron pin on the west side of Green Avenue;
thence S. 29-00 W. 64 feet to the beginning corner;

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of Eight Thousand Three Hundred Thirty-One and 68/100 (\$8,331.68)
in equal monthly installments of One Hundred Twenty-Six and 68/100
(\$126.68) Dollars per month beginning September 1, 1976,

until the full purchase price is paid, with interest on same from date at nine (9%)
per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at some 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 of dollars for attorney's fees, as is
shown by a 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 John Steele as tenant holding over after termination,
or contrary to the terms of his 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 hands and seals this 18th day of
August A. D., 19 76

In the presence of:

Caroline L. Manning

William D. Richardson (Seal)

Sarah M. Powell

Sanford R. Kirkus (Seal)

John P. Steele (Seal)

4328 RV-2

0470