

GREENVILLE COUNTY

The State of South Carolina
COUNTY OF GREENVILLE

)
)

1977 11 21
1977

1050

KNOW ALL MEN BY THESE PRESENTS: Frances E. Potts

..... have agreed to sell to
Dean W. Stepp a certain lot or tract

of land in the County of Greenville, State of South Carolina, lying and being at the northeastern intersection of Oconee Avenue (formerly Douglas Avenue) and Enoree Street (formerly Cothran Street) near the City of Greenville, being shown and designated as a portion of Lot No. 76 on plat entitled property of G. J. Douglas Estate, prepared by C. M. Furman, Jr., Engineer, dated April 1923, recorded in the RMC Office for Greenville County in Plat Book F at Page 126 and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Oconee Avenue and Enoree Street and thence with the north side of Oconee Avenue S 59-00-E 50 feet to an iron pin; thence in a northeasterly direction parallel with Enoree Street 150 feet to an iron pin; thence N 59-00 W 50 feet to an iron pin on Enoree Street; thence with the east side of Enoree Street in a southwesterly direction 150 feet to the point of beginning.

2
3
4
5
6
7
8
9
0

and execute and deliver a good and sufficient warranty deed therefor on condition that purchasers shall pay the sum of Three Thousand and no/100 Dollars in the following manner repayable in monthly installments of Seventy-five (\$75.00) Dollars per month

2
3
4
5
6
7
8
9
0

until the full purchase price is paid, with interest on same from date at 7 1/2 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 Three Hundred dollars for attorney's fees, as is shown by note of even date herewith. The purchasers agrees to pay all taxes and insurance premiums 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 Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Purchasers as tenants holding over after termination, ~~and shall be entitled to claim and recover, or retain if~~ already paid the sum of Seventy-five (\$75.00) dollars per month 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 21st day of April A. D., 1977.

In the presence of:
[Signature] Frances E. Potts (Seal)
[Signature] By M. M. Potts (Seal)
[Signature] Dean W. Stepp (SEAL)

328 RV-2