

MAY 18 2 22 PM '79
DONNIE TANKERSLEY
(R.M.C.)

1102-878

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: We, J.W. Stokes, Velma S. Belcher, Barbara S. Hughes Keeney and Brenda S. Burgin have agreed to sell to Betty Ellis Epps 1 WYDALE DRIVE, GREENVILLE, S.C. 29109 a certain lot or tract of land in the County of Greenville, State of South Carolina, known and designated as Lots 11 and 12 on a plat of Piedmont Estates which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book N at page 123 and being part of the property contained in a Deed from Susie A. Stokes to J.W. Stokes, et al, dated December 24, 1975 and recorded on December 30, 1975 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1029 at page 461. The sellers reserve the right of possession and of renting for their benefit a small house located on the rear portion of this property until the conditions of this bond have been fully performed.

and execute and deliver a good and sufficient warranty deed therefor on condition that Betty Ellis Epps shall pay the sum of \$33,000.00 Dollars in the following manner \$15,000.00 at closing, \$300.00 June 15, 1979 and \$300.00 on the 15th day of each and every month until June 15, 1981 when the entire unpaid balance of principal and interest shall be due and payable.

until the full purchase price is paid, with interest on same from date at 9 per cent, per annum until paid to be computed and paid ~~annually~~ ^{monthly} 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 ~~to the sum of~~ ^{a reasonable amount} ~~xxxxxx~~ for attorney's fees, as is shown by her 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 the due sellers shall be discharged in law and equity from all liability to make said deed, and may treat said Betty Ellis Epps as tenant holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of \$4,000.00 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 17 day of May A. D., 19 79

In the presence of:
Harrison L. Marshall (not a seller)
Velma S. Belcher (not a seller)
Barbara S. Hughes Keeney (not a seller)
Brenda S. Burgin (not a seller)
Betty Ellis Epps (Buyer)
J.W. Stokes (Seller)
Velma S. Belcher (Seller)
Barbara S. Hughes Keeney (Seller)
Brenda S. Burgin (Seller)

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