

The State of South Carolina
COUNTY OF GREENVILLE

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S.C.
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M.C. SPERSLEY

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KNOW ALL MEN BY THESE PRESENTS: We, Avery B. Monroe and Lillie Mae Monroe
..... have agreed to sell to
Tony C. Arrowood..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, with all improvements thereon known and designated as LOT No. 23, Block B, Fair Heights, as shown on plat recorded in Plat Book F, at pages 257, RMC Office for Greenville County and having, according to said plat, the following metes and bounds: BEGINNING at an iron pin 50 feet from the southwest corner of the intersection of Bleckley Avenue and Decatur Street and running thence S. 58-40 E. 150 feet; thence S. 31-20 W. 50 feet; thence N. 58-40 W. 150 feet; thence N. 31-20 E. 50 feet to the point of beginning. This being the same property conveyed to Avery B. Monroe by deed recorded in Deed Book 405, at page 94, RMC Office for Greenville County.

..... Purchaser
and execute and deliver a good and sufficient warranty deed therefor on condition that..... shall pay the sum of TWENTY-TWO THOUSAND AND NO/100 - - - - Dollars in the following manner \$200.00 per month commencing February 1, 1981 and continuing at the rate of \$200.00 each month thereafter until paid in full. The said Avery B. and Lillie Mae Monroe agree to apply each \$200.00 paid by Tony C. Arrowood on the mortgage now held by Ford Credit.

until the full purchase price is paid, with interest on same from date at NONE ** 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 his note of even date herewith. The purchaser..... agrees to pay all taxes while this contract is in force, and shall keep said property properly insured against damage by fire, windstorm or other acts of God.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due SELLERS shall be discharged in law and equity from all liability to make said deed, and may treat said Tony C. Arrowood 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 ALL MONEY PAID IN 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 16th day of DECEMBER A. D. 19 80

**AT THE OPTION OF THE MORTGAGEE, THE INDEBTEDNESS HEREBY SECURED SHALL BECOME DUE AND PAYABLE IF THE MORTGAGOR SHALL CONVEY THE MORTGAGED PREMISES in the presence of: OR IF TITLE SHALL BECOME VESTED IN ANY OTHER PERSON OR PARTY FOR ANY OTHER REASON WHATSOEVER,

Derick (Seal) PURCHASER
Avery B. Monroe (Seal) Seller
Lillie Mae Monroe Seller

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