

The State of South Carolina
COUNTY OF GREENVILLE

S. C.
APR '81
ASLEY

BOOK 1150 PAGE 255

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KNOW ALL MEN BY THESE PRESENTS: JAMES E. MITCHELL AND KATHRYN B. MITCHELL

..... have agreed to sell to
MARSHALL T. RAINES AND SUSAN L. RAINES a certain lot or tract

of land in the County of Greenville, State of South Carolina, known and designated as a portion of the property of James E. Mitchell and Kathryn B. Mitchell on a plat prepared by Freeland & Associates, dated April 8, 1981, and having according to said plat the following metes and bounds, to-wit:
BEGINNING at a point in the Enoree River, said point being on the Eastern side of Walker Road and proceeding from said beginning point N. 16-36 E. 433.9 feet to a point; thence turning and running S. 78-29 E. 250 feet to a point; thence N. 83-57 E. 443.2 feet to a point in a creek; thence turning and running S. 10-56 W. 56.52 feet to a point; thence S. 23-01 E. 41.97 feet to a point; thence S. 0-10 W. 38.40 feet to a point; thence S. 9-22 E. 46.64 feet to a point in the Enoree River; thence proceeding along the middle of the said river south to the point and place of beginning, containing 4.71 acres, more or less.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Eighteen Thousand Eight Hundred and 00/100 Dollars in the following manner \$3,760.00 herewith and the balance of \$15,040.00 to be paid in installments of \$333.75 per month

until the full purchase price is paid, with interest on same from date at 12 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 their 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 Sellers shall be discharged in law and equity from all liability to make said deed, and may treat said Marshall T. Raines and Susan L. Raines as tenants holding over after termination, or contrary to the terms of a yearly lease and shall be entitled to claim and recover, or retain if already paid the sum of Three Thousand Seven Hundred Sixty and 00/100 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 29th day of May A. D., 1981.

In the presence of:
James E. Mitchell (Seal)
Kathryn B. Mitchell (Seal)
Susan L. Raines
Marshall T. Raines
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