

State of South Carolina
County of Greenville

In and between all men by these presents: W. Clyde Gatto, Greenville County, S.C. have agreed to sell to J. D. Burns Greenville County, S.C. a certain lot or tract of land in the County of Greenville, State of South Carolina said lot of land lying and being in the County and State aforesaid on the Runcombe Road, five and one half mile from the City of Greenville, beginning at an iron pin on the Runcombe Road and running with said Road S. 64.5 E. 265 feet to iron pin on said Road, (C) 73.25 N. 290.5 feet to iron pin; thence E. 68.35 N. 221.8 feet to an iron pin; thence (C) 16.45 N. 21.5 feet to iron pin; thence (C) 55.80 N. 69 feet to an iron pin; thence (C) 66.7 N. 200 feet to corner; thence N. 14.30 W. 266 feet to iron pin corner; thence S 84.15 W. 288 to Black gum tree corner; thence N. 56.20 W. 147.8 feet to iron pin corner; thence S 54.30 W. 684.4 feet to the beginning corner on the Runcombe Road the beginning corner, containing ten (10) Acres, and execute and deliver a good and sufficient warranty deed therefor on condition that J. D. Burns shall pay the sum of Two Thousand Dollars (\$2,000.00) in the following manner, Three Hundred to be paid on the date of signing, receipt hereby acknowledged, and Seventeen Hundred \$1,700.00 on the 1st day January 1931, until the full purchase price is paid with interest on same from date at 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 Dollars for attorney's fees, as is shown by 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 shall be discharged in law and equity from all liability to make said deed and may treat said J. D. Burns as tenant holding over after termination or contrary to the terms of lease and shall be entitled to claim and recover, or retain, if already paid the sum of Three Hundred 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 May A.D. 1930

In the presence of
W. M. Hester
H. J. Burns
W. Clyde Gatto (Seal)

State of South Carolina
County of Greenville

Personally appeared W. M. Hester who with that he saw W. Clyde Gatto and J. D. Burns, sign seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that he with H. J. Burns witnessed the same.

Subscribed to before me this 16th day of May A.D. 1930
J. M. Nabors Seal
Notary Public S.C.

J. D. Burns
Re-sealed 23rd day of May 1930 11:20 am

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