

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: I, Cary E. Hammond have agreed to sell to Harvey Seivedge a certain lot or tract of land in the County of Greenville, State of South Carolina, in Saluda Township, on the Buncombe Road, containing 9.85 acres, more or less, about eighteen miles north of Greenville Court House, being part of the lands of John Henry Trammell (my father), known and designated as tract No. 2 of said lands according to a map made by W. J. Riddle, August 22, 1941, described as follows:

Beginning on the east side of Buncombe Road, corner of Tract No. 1, and running thence with the line of tract No. 1, N. 60 E. 1331 feet to a pin on the line of lot No. 1; thence N. 74-30 E. 263 feet to a pin; thence S. 16 E. 236 feet to the corner of tract No. 3; thence with the line of Tract No. 3, S. 60 W. 1532 feet to said Buncombe Road; thence N. 32 W. 275 feet with said road to the beginning corner.

and executed and deliver a good and sufficient warranty deed therefor on condition that Harvey Seivedge shall pay the sum of Two Hundred Fifty dollars (\$250.00) Dollars in the following manner Thirty Dollars (\$30.00) in cash, receipt of which is hereby acknowledged, and the balance in monthly installments of Ten Dollars (\$10.00) each, first payment of \$10 to be made April 14, 1942, and thereafter \$10 on the 14th day of each succeeding month until the full purchase price is paid, with interest on same from date at six per cent. per annum until paid to be computed and paid quarterly, 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 Twenty-five (\$25.00) dollars for attorney's fees, as is shown by note of even date herewith. The purchaser agrees to pay all taxes which this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due I shall be discharged in law and equity from all liability to make said deed, and may treat said Harvey Seivedge 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 Twenty-five dollars (\$25.00) dollars per year from rent, or by way of liquidated damages, or may enforce payment of said note.

In witnessed whereof, I have hereunto set hand and seal this 14th day of March, A. D. 1942.

In the presence of:

Mary Seyle

Cary E. Hammond (SEAL)

H. K. Townes

The purchaser is to pay taxes for the year 1942.

H. K. Townes is authorized to receive the money.

State of South Carolina,
Greenville County.

Personally appeared Mary Seyle who says on oath that she saw Cary E. Hammond sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with H. K. Townes witnessed the same.

Sworn to before me this 14th day of March A. D. 1942.

Mary Seyle.

H. K. Townes (SEAL)

Notary Public, S. C.

S. C. Stamps 12¢

Recorded March 14th, 1942 at 11:19 A. M. #3229 BY:E.G.