

FILED

GREENVILLE 00. S. C.

State of South Carolina,

COUNTY OF GREENVILLE

DEC 16 9 02 AM 1947

OLLIE FARNSWORTH

R. M. C.

KNOW ALL MEN BY THESE PRESENTS: J. Milton Williams, Jr., June W. Gollinson, & Viola D. Hodgens have agreed to sell to

C. F. Davenport and S. W. Reames a certain lot or tract

of land in the County of Greenville, State of South Carolina, being more particularly described as follows: "All that piece, parcel, or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Eastern side of the Old Augusta Road, about three miles from the Greenville County Courthouse, and being a portion of that tract of land known and designated as tract #3 of the McDaniel land, according to a plat recorded in the R.M.C. office for Greenville County, and, ~~xxxxxx~~ having the following metes and bounds, courses and distances, to wit:- Beginning at a point on the Eastern side of the Old Augusta Rd. at the joint corner of tracts Nos. 2 & 3, and running thence along the Old Augusta Road, S. 1-45 E 100 (One-hundred) feet to a bend; thence continuing with the Old Augusta Road; S. 2-15 W. 71.3 feet to a point on the Old Augusta Rd., thence N. 60-45 E. 240 feet to a point, thence along the boundary of the land of Connors for a distance of 166.4 feet to a point, thence S. 60-45 W. 241.1 feet to the point of beginning. The above described property is the remaining portion of a parcel of land conveyed to J. Milton Williams et al by deed dated June 19, 1947, Recorded R.M.C. Office, Greenville County in Book 314, page 11, after a conveyance to Frank W. Connors, and Katherine Fitch Connors. *

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Two-Thousand (\$2,000.00) Dollars Dollars in the following manner Four-Hundred (\$400.00) Dollars at time of delivery of Bond for Title, and the remaining One-Thousand Six-Hundred (\$1,600.00) Dollars on or before April 15, 1948.

until the full purchase price is paid, with interest on same from date at 5 1/2 % 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 \$160.00 dollars for attorney's fees, as is shown by their note of even date herewith. The purchaser s agrees to pay all taxes while 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 they shall be discharged in law and equity from all liability to make said deed, and may treat said C. F. Davenport & S. W. Reames as tenants holding over after termination, or contrary to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid the sum of Four-Hundred (\$400.00) Dollars ~~xxxxxx~~ by way of liquidated damages, or may enforce payment of said note.

In witness whereof, We have hereunto set our hand and seals this Fifteenth day of December A. D. 194 7.

In the presence of Robert L. Waldrop, Jr.
Alvin H. [unclear]

J. Milton Williams, Jr. 45
June W. Gollinson (SEAL)
Viola D. Hodgens (SEAL)

*This property is to be conveyed subject to the condition and restriction that it be utilized for residential purposes only and that no business establishment of any kind whatsoever is to be erected or maintained on said property.

For Value received, all of my right, title and interest in the within Contract is hereby assigned to S. W. Reames, and I hereby authorize and direct the sellers to convey the within property to the said S. W. Reames.