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State of South Carolina, }
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: That I, O. L. Jones,

have agreed to sell to
J. W. Carty a certain lot or tract

of land in the County of Greenville, State of South Carolina, in Gantt Township, being known and designated as Tract No. 32 of Oakvale Farms, according to a plat thereof recorded in the Office of R. M. C. for Greenville County in Plat Book M, page 15, and being more fully described as follows:
BEGINNING at an iron pin, joint corner of Tracts Nos. 31 and 32, on public road, and running thence with joint line of said lots S. 30-02 W. 847.6 feet to joint corner of Tracts Nos. 21, 32 and 35; thence with rear line of Tract No. 32 and side line of Tract No. 35, N. 61-44 W. 252.3 feet to joint rear corner of Tracts Nos. 32 and 33; thence along joint line of Tracts Nos. 32 and 33, N. 30-02 E. 738.3 feet to an iron pin on public road, joint corner of Tracts Nos. 32 and 33; and thence along public road, S. 84-52 E. 278.1 feet to the point of beginning, being the same conveyed to me by G. T. Grindstaff by deed dated July 20, 1949, and recorded in the R. M. C. Office for Greenville County in Book 387, page 27,

and execute and deliver a good and sufficient warranty deed therefor on condition that purchaser shall pay the sum of Fifteen hundred no/100 Dollars in the following manner in installments of \$25.00 cash, receipt whereof is hereby acknowledged, and the balance \$25.00 per month, due and payable on the first day of each calendar month, beginning December 1st, 1949,

until the full purchase price is paid, with interest on same from date at six per cent. per annum semi-annually in advance, 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 ten per cent of whole amount due 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 of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due O. L. Jones shall be discharged in law and equity from all liability to make said deed, and may treat said purchaser 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 three hundred no/100 dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 2nd day of November A. D. 1949

In the presence of
J. D. Polay (SEAL)
D. L. Jones (SEAL)

State of South Carolina,

Greenville County

Personally appeared J. D. Polay who says on oath that he saw O. L. Jones sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with

Anna J. Polay witnessed the same.

Sworn to before me this 2nd day of November A. D., 1949.

Anna J. Polay (SEAL)
Notary Public, S. C. J. D. Polay