

BOOK 450 PAGE 188

State of South Carolina, }
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, Grace C. Andrews

W. B. Garrett and Robbie Lee Garrett have agreed to sell to

a certain lot or tract of land in the County of Greenville, State of South Carolina, on the west side of the Old Buncombe Road, some 4 or 5 miles from the Greenville County Court House, and being known as Lot No. 14 of the property of Nabors and Bridges, as per plat of the same made by Dalton & Neves, Engineers, in July, 1945, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book "0" at Page 195, which was conveyed to Grace C. Andrews by John W. Matthews on June 17, 1949, recorded in said R. M. C. Office in Deed Book 384 at Page 349.

and execute and deliver a good and sufficient warranty deed therefor on condition that W. B. Garrett and Robbie Lee Garrett shall pay the sum of Seven Thousand (\$7,000.00) Dollars in the following manner \$65.00 per month as provided in the note executed simultaneously herewith, and when the full sum of \$1500.00 is paid, then a deed is to be executed, the property refinanced, or the existing loan assumed and a 2nd mortgage executed for the difference, until the full purchase price is paid, with interest on same from date at 5 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 ten per cent. (10%) ~~dollars~~ for attorney's fees, as is shown by a note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force, and to carry at least \$5500.00 fire and extended coverage insurance, and to keep the premium paid thereon.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Grace C. Andrews shall be discharged in law and equity from all liability to make said deed, and may treat said W. B. Garrett and Robbie Lee Garrett as tenants holding over after termination, or contrary to the terms of a lease, and shall be entitled to claim and recover, or retain if already paid the sum of ~~of the money~~ ~~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 26th day of January, A. D. 1952.

In the presence of
Lionel E. Wooten
Betty Ashworth

Grace C. Andrews (SEAL)
W. B. Garrett (SEAL)
Robbie Lee Garrett (SEAL)

State of South Carolina,
Greenville County

JAN 29 3 01 PM 1952

Personally appeared Betty Ashworth *OLLIE FARMER OPIH* who says on oath that she saw Grace C. Andrews, W. B. Garrett and Robbie Lee Garrett sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Lionel E. Wooten witnessed the same.

Sworn to before me this 26th day of January, A. D., 1952.
Lionel E. Wooten (SEAL) *Betty Ashworth*
Notary Public, S. C.

Recorded January 29th, 1952 at 3:01 P. M. #2317

Attest
Ollie Farmer
R. M. C.

Lien Released By Sale Under
Foreclosure 17 day of June
A. D., 1958. See Judgment Roll
No. K 782.