

State of South Carolina,  
COUNTY OF GREENVILLE

BOOK 460 PAGE 541

*(In Duplicate)*

KNOW ALL MEN BY THESE PRESENTS: I, E. E. Watson, of Greenville County, South Carolina, have agreed to sell to

Ollie Ferguson, of Greenville, South Carolina, and Bertha Cureton, of New York, N. Y., a certain lot or tract of land in the County of Greenville, State of South Carolina, in Greenville Township, north of and near City of Greenville, north of and near the old Rutherford (old Camp) Road, on southern side of Watson Street in or near Bruntown, being shown and designated as Lot Number THREE (No. 3) of survey and plat of E. E. Watson property, made by G. A. Ellis, Sur., Mar. 23, 1945, and according to said plat, having the following metes and bounds, to-wit: BEGINNING at a point on southern side of Watson Street, joint front corner with Lot No. 2 of said plat, which point is 237 feet easterly from intersection of said Street with roadway leading to old Rutherford Road, and running thence S. 28-48 E. 120 feet along the western line of said Lot No. 2 to point in line of other property of E. E. Watson; thence S. 53-54 W. 40 feet along line of last mentioned property to a point, joint rear corner of Lots Nos. 3 and 4; thence N. 28-48 W. 120 feet along eastern line of said Lot No. 4 to point on said Watson Street; thence N. 58-54 E. 40 feet along southern side of Watson Street to the point of beginning. This is a part of a tract of about six (6) acres, conveyed to me by J. P. Chappell, Mattie Goldsmith Farmer, and others, by deeds dated on \_\_\_ day of \_\_\_, 1944, recorded in R. M. C. office for said Greenville County, - (One the above lot there is now under construction a 4-room dwelling house and same is to be completed by E. E. Watson), and execute and deliver a good and sufficient warranty deed therefor on condition that they shall

pay the sum of TWENTY FIVE HUNDRED (\$2500.00) - - Dollars in the following manner \$200.00 in cash, this date; and \$2300.00 to be paid: \$30.00 on AUG. 5th, 1951, and a like sum of the 5th day of each and every succeeding calendar month thereafter, to be applied first to interest and balance to principal for a period of Six (6) years, at which time the balance then owing shall become due and payable; with right to anticipate all or part at any time, until the full purchase price is paid, with interest on same from date at Six (6) per cent. per annum until paid to be computed <sup>quarterly</sup> and paid ~~annually~~ <sup>monthly, as above</sup>, 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 One Hundred (\$100) dollars for attorney's fees, as is shown by their 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 I shall be discharged in law and equity from all liability to make said deed, and may treat said Ollie Ferguson & Bertha Cureton as tenant S holding over after termination, or contrary to the terms of their lease, and shall be entitled to claim and recover, or retain if already paid the sum of Three Hundred Sixty (\$360.00) 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 4th day of June A. D. 1951.

In the presence of

*John C. Henry* } as to *E. E. Watson* (SEAL)  
*Mattie Bonner* } as to *Ollie Ferguson* (SEAL)  
*John C. Henry* } as to *Bertha Cureton*  
*W. A. Seybt* } also as to *E. E. Watson*

(Continued on Next Page)