

The State of South Carolina }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: I, Melvin H. Wilson

..... have agreed to sell to

Mrs. Macie E. Duncan..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, Being that lot of land in Greenville County, State of S. C., on the eastern side of Dempsey Street, being a portion of Lot No. 11, as shown on plat of property of E. A. Smythe, et al, recorded in Plat Book D at page 170, and described as follows: BEGINNING at a stake on the eastern side of Dempsey Street at corner of Roy B. Key property, and running thence with Key's line S. 71-40 E. 400 feet, more or less, to a stake in line of property of E. E. Chapman, thence with the line of said property N. 28-13 E. 84 feet to a stake; thence N. 71 - 40 W. 400 feet, more or less, to a stake on Dempsey Street; thence with the eastern side of said street S. 31-50 W. 84 feet to the beginning corner.

..... the purchaser

and execute and deliver a good and sufficient warranty deed therefor on condition that..... shall

pay the sum of seven hundred dollars..... Dollars in the following manner

one hundred and fifty dollars upon the execution of this contract, the balance to be paid \$25.00 per month on the 15 th of each month hereafter, payments to be applied first to interest, then balance to principal BUYER MAY PAY BALANCE AT ANY TIME.

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 monthly....., 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 proceed-

ings of any kind. then in addition the sum of ten per cent..... ~~years~~ 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 in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due seller 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 a..... lease and shall be entitled to claim and recover, or retain if already paid the sum of money paid..... 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 S this 17 th day of January..... A. D., 19 53

In the presence of:

James D. McKinney Jr.
Jemie Smith

Melvin H. Wilson (seller) (Seal)
Mrs. Macie E. Duncan (purchaser) (Seal)

(Continued on Next Page)

Paid in full - Aug. 17 - 1953.

Melvin H. Wilson

Macie E. Duncan

*Witness
Melvin Wilson*

RECORDED AND CANCELLED OF RECORD
1953