

BOOK 474 PAGE 222

State of South Carolina, }  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, Ed. B. Smith  
have agreed to sell to  
H. Alford a certain lot or tract

of land in the County of Greenville, State of South Carolina, being known as Lot #8 of  
land of Ed. B. Smith as shown by plat made by C. J. Jones, October, 1951  
and being located in the rear of Ed. B. Smith's home on E. North Street  
and fronting on Ferrin Street and having the following metes and bounds:

Beginning at a point on Ferrin Street between Lots 8 and 9 of said  
subdivision and running along Ferrin Street 73.1 ft. S. 52-16 W. to  
point between said lot and D. B. Leatherwood's property and running thence  
along D. B. Leatherwood's line 165 ft. N. 35-30 W. to a point on D. B.  
Leatherwood's line; thence 73.1 feet N. 52-16 E. to point between Lots  
8 and 9 in the rear of said lot and thence 165 ft. S. 35-30 W. to  
beginning point on Ferrin Street.

It is understood that said deed will have a restriction in it requiring  
that this lot be used for a residential building and that any residence  
built thereon shall conform to building lines already established and  
have a floor space of at least 1200 square feet and at least 2 rooms, in-  
cluding porches

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall  
pay the sum of One Thousand no/100, - - - - - Dollars in the following manner  
\$250.00 down and \$25.00 per month thereafter as per note executed  
herewith.

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 proceed-  
ings of any kind, then in addition the sum of \$75.00 dollars for attorney's fees, as is  
shown by said 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 W. H. Alford as tenant holding over after termination,  
or contrary to the terms of lease, and shall be entitled to claim and recover, or retain if  
already paid the sum of all already paid 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 10 day of  
March A. D. 1953

In the presence of  
Lillian Whitten (SEAL)  
Madgelean Thompson (SEAL)

State of South Carolina,  
Greenville County

MAR 13 11 23 AM 1953

Personally appeared Madgelean Thompson who says on oath that  
she saw Ed. B. Smith sign, seal and deliver the  
foregoing instrument for the uses and purposes therein mentioned, and that she with

Lillian Whitten witnessed the same.  
Sworn to before me this 10 day of March A. D., 1953

Louise Gray (SEAL) Madgelean Thompson  
Notary Public, S. C.

Recorded March 13th, 1953 at 11:23 A. M. #5793