

The State of South Carolina  
COUNTY OF GREENVILLE

JUL 24 11 25 AM '53

KNOW ALL MEN BY THESE PRESENTS:

*I, Joe A. Phillips*

have agreed to sell to

*B. V. and Dallas F. Adams*

a certain lot or tract

of land in the County of Greenville, State of South Carolina, *Paris Mtn. Township,*  
*Known as Lot # 11 according to Plat and Survey*  
*of W. P. Morrow, Sept. 1951. Plat Recorded in Book*  
*AA page 179. Having the following description*  
*Beginning at a stake joint corner of Lot # 9 and running*  
*thence N 76-31 E 125 feet with S. Rockview Drive to a stake;*  
*thence S. 18-38 E. 173 feet to a stake on property line of*  
*Mr. Yannie L. Hill; thence S. 79-00 W. 125 feet to a stake;*  
*thence N. 18-56 W. 166.5 feet to the beginning corner, more or less*

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

pay the sum of *Seven Hundred Fifty and <sup>20</sup>/<sub>100</sub>* Dollars in the following manner:

*Cash Down One Hundred (\$100.00) Dollars and Twenty (\$20.00) Dollars*  
*on the 18<sup>th</sup> day of August 1953, and alike payment of \$20.00 on the 18<sup>th</sup> day of each and*  
*every successive month thereafter until paid in full*

until the full purchase price is paid, with interest on same from date at *6%* 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 *10% of Amount Due* dollars for attorney's fees, as is  
shown by *Certain* note of even date herewith. The purchaser *S.* 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 *I* shall be discharged in law and equity from all liability to make said deed, and may

treat said *B. V. Adams and Dallas F. Adams* as tenant *S.* holding over after termination,

or contrary to the terms of *said* lease and shall be entitled to claim and recover, or retain if

already paid the sum of *Amount 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 *18<sup>th</sup>* day of

*July* A. D., 19*53*

In the presence of:

*Ruth P. Johnson* *Joe A. Phillips* (Seal)

*Cora Jerry Beaman* (Seal)

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