

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 10 9 24 AM 1957
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: we, Raymond L. Suit and Helen H. Suit

..... have agreed to sell to

F. T. Rouser and Doris J. Rouser a certain lot or tract

of land in the County of Greenville, State of South Carolina, in Greenville Township, and in the City of Greenville, lying and being on the eastern side of Westview Avenue, being shown and designated as Lot No. 9, Block L, of Section B, of Parkvale as shown on plat thereof Recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 53, and having the following metes and bounds according to said plat: BEGINNING at an iron pin on the Eastern side of Westview Avenue, joint front corner of Lots 9 and 10, and running thence along the line of Lot 10, S. 89-30 E. 175 feet to an iron pin joint corner of Lots 6, 5, 9 and 10; thence with the line of Lot 6, N. 4-00 E. 75 feet to an iron pin, joint corner of Lots 6, 7, 8 and 9; thence with the line of Lot 8, N. 89-30 W. 175 feet to an iron pin on the eastern side of Westview Avenue, joint front corner of Lots Nos. 8 and 9; thence with the eastern side of Westview Avenue S. 4-00 W. 75 feet to the beginning corner. The buyers are to pay the sellers the sum of fifteen hundred dollars for their equity in said property and agree to assume loan of Canal Insurance Co. the balance due being \$5162.05, and the buyers are to make the payments thereon, the buyers shall and execute and deliver a good and sufficient warranty deed therefor on condition that

pay the sum of fifteen hundred dollars (\$1500.00) Dollars in the following manner three hundred dollars (\$300.00) down, the receipt of which is hereby acknowledged, and the balance of \$1200.00 to be paid at the rate of \$200.00 each six months hereafter until paid in full,

until the full purchase price is paid, with interest on same from date at four per cent, per annum until paid to be computed and paid semi-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 10% of debt 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 in force. also fire and extended coverage insurance on house.

It is agreed that time is of the essence of this contract, and if the said payments are not made when the sellers due shall be discharged in law and equity from all liability to make said deed, and may treat said buyers 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 amount 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 this 8th day of June A. D., 19 57

In the presence of:

James D. Mc Kinney Jr. F. T. Rouser (Seal)
Helen H. Suit Doris J. Rouser (Seal)
Raymond L. Suit

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Cancelled this 30th day of April 1960
Witness
J. R. Mann
Raymond L. Suit
Helen H. Suit
F. T. Rouser
SATISFIED AND CANCELLED OF
3 DAY OF
W. A. SEYBT & CO.
FOR GREENVILLE
19:41