

The State of South Carolina }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: R. L. Meaders

_____ have agreed to sell to
Roy C. & Nell S. Jones

_____ a certain lot or tract
of land in the County of Greenville, State of South Carolina, described as follows:

All of that lot measuring about 179 x 80 and the seven (7) room duplex,
known as 31 Celand Street and now owned by R. L. Meaders.

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

pay the sum of Fifty five hundred (\$5,500.00) Dollars in the following manner:
\$150.00 will be paid on date of closing. Then \$60.00 per month including 6%
interest when the back apartment is not rented, but when it is rented the pur-
chaser will pay \$75.00 per month. This arrangement will continue until a total
of \$2,500.00 is paid, then deed will be given, then the purchaser can borrow the
balance and pay in full or continue the same arrangement

until the full purchase price is paid, with interest on same from date at 6% 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 10% 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 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 Roy C. and Nell S. Jones 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 \$720.00 or \$900.00 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 3rd day of
October, 3 A. D., 19 60.

In the presence of:

Richard J. Foster _____ R. L. Meaders (Seal)
Helen M. Carter _____ Blanche M. Meaders (Seal)