

The State of South Carolina

COUNTY OF GREENVILLE

MAR 4 10 11 AM 1961

KNOW ALL MEN BY THESE PRESENTS: I, Julia W. Trussell

...have agreed to sell to Robert Ray Snyder a certain lot or tract of land in the County of Greenville, State of South Carolina, in Saluda Township, on the West side of the Buncombe Road, about fifteen miles from the City of Greenville, containing five (5) acres, more or less, according to a survey of the lands of William B. Darnell made by Terry T. Dill, Surveyor on March 23, 1956: BEG. at an iron pin on the west side of Buncombe Road at corner of lands of Hoke Hawkins and running thence along his line, N. 89-58 W. 1240 feet to a steel bar near branch; thence along the branch as the line, the traverse line being S. 2-30 E. 213 feet to a steel bar at the corner of property of Darnell; thence N. 89-56 E. 853 feet to an iron pin; thence N. 0-04 W. 113 feet to an iron pin; thence N. 89-56 E. 366 feet to an iron pin on the west side of Buncombe Road; thence along the west side of Buncombe Road N. 8-27 W. 100 feet to the beginning corner. Being the same property heretofore conveyed by William B. Darnell to Lewis A. and Julia W. Trussell by deed recorded in Deed Book 549, at page 93

and execute and deliver a good and sufficient warranty deed therefor on condition that PURCHASER shall pay the sum of THIRTEEN THOUSAND, NINE HUNDRED FIFTY & Dollars in the following manner \$2,000.00 in cash, the receipt of which is hereby acknowledged, and the balance of \$11,950.00 payable on or before one (1) year from date

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 proceedings of any kind, then in addition the sum of 15% dollars for attorney's fees, as is shown by his 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 SELLER shall be discharged in law and equity from all liability to make said deed, and may treat said Robert Ray Snyder as tenant holding over after termination, or contrary to the terms of his lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies paid in 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 hand and seal this 3rd day of March A. D., 19 61

In the presence of:

Signed: Bernardine Welch, Julia W. Trussell (Seal), Robert Ray Snyder (Seal)

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