

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, Volona P. Gray

..... have agreed to sell to
W. Lewis Blackwell

..... a certain lot or tract
of land in the County of Greenville, State of South Carolina, in the City of Greenville, Ward
Six, on Augusta Street and according to a plat of the same made by W. D.
Neves, Engineer, February 26, 1913, having the following metes and bounds,
to-wit: Beginning at a n iron pin on Augusta Street, 20 feet from the corner
of Augusta & Elkins Street, being the joint corner of Lots One & Two, and
running thence along Augusta Street N. 0-45 W. 23-5/10 feet to iron pin, corner
of Lots Two & Three; thence S. 78-45 E. 80 feet along the joint line of
said lots to an iron pin on alley; thence along said alley S. 0-45 E.
22-6/10 feet to iron pin, joint corner of Lots one and two; thence along
the joint line of the last mentioned lot N. 79 W. 80 feet to the beginning
corner. The plat herein referred to is of record in the Office of the R. M.
C. for Greenville County in Plat Book E, at page 69. There being located
hereon a one story, brick store building with basement.

and execute and deliver a good and sufficient warranty deed therefor on condition that Purchaser shall
pay the sum of (Ten) Ten Thousand - (\$10,000.00) - - - - - Dollars in the following manner

\$1,000.00 herewith and the balance of \$9,000.00 in 120 equal payments
of \$99.92 beginning May 17, 1961 and to be paid on the 17th day of each
month thereafter until paid in full with the privilege of anticipating
the entire amount at anytime, or any portion thereof
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 monthly, 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 Ten per cent of the principal amount

shown by Purchaser's note of even date herewith. The purchaser agrees to pay all taxes while this
contract is in force, also to keep the building insured for full insurable amount
The default of payment of either shall void this contract if the Seller
so elects.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due Seller shall be discharged in law and equity from all liability to make said deed, and may

treat said Purchaser as tenant holding over after termination,
or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if
already paid the sum of One Thousand - - - - - 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 seal s this 17th day of
April A. D., 1961

In the presence of:
[Signature] *[Signature]*
[Signature] W. Lewis Blackwell (Seal)
[Signature] Volona P. Gray (Seal)

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