

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
APR 29 9 35 AM 1962

OLLIE F. WORTH
R.M.S.

KNOW ALL MEN BY THESE PRESENTS: Homer Styles

..... have agreed to sell to
James Pearson..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, situate in Oreal Township,
containing two acres, and situate on the southerly side of Pine Log Ford Road,
and having according to a survey by Terry T. Dill, dated January 1956, to be
recorded, the following metes and bounds, to-wit:
BEGINNING at an iron pin in the center of Pine Log Ford Road and running thence
in a southeasterly direction 25 feet; more or less, to an iron pin on the southerly
side of said Road, at the joint front corner of said lot and other property of grantee
herein; thence with the common line of said lots, S. 10-45 E. 369 feet to an iron
pin; thence S. 79-15 W. 236 feet to an iron pin in line of property now or formerly
of W.A. O'Neal; thence with the O'Neal line, N. 10-45 W. 369 feet to an iron pin
on the southerly side of Pine Log Ford Road; thence N. 10-45 W. 25 feet, more or
less, to a point in the center of said Road; thence with the center of said Road,
N. 79-15 E. 236 feet to the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of Eighteen Hundred Eighty and no/100 (\$1880.00) Dollars in the following manner
payable Twenty-five (\$25.00) Dollars per month, beginning thirty (30) days from
date, with payments being applied first to interest and balance to principal

until the full purchase price is paid, with interest on same from date at six (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 fifteen (15%) per cent ~~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
due he shall be discharged in law and equity from all liability to make said deed, and may
treat said James Pearson 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 Eighteen Hundred Eighty (\$1880.00) 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 24th day of
November A. D., 19 61

In the presence of:

Janet B. Garrett x Homer Styles (Seal)
C. Victor Pyle, Jr. (Seal)

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