

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAY 3 9 51 AM 1963

OLLIE FAIRSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: We, Edward R. Hamer and

Joseph B. Stevens, as Trustees have agreed to sell to
Troy L. Richardson and Emma J. Richardson a certain lot or tract

of land in the County of Greenville, State of South Carolina, in the City of Greenville, with the buildings and improvements thereon, being known and designated as Lot 25 on Plat of Augusta Road Hills, said plat being recorded in Plat Book M, page 33, said lot having a frontage of 60 feet on the northerly side of Cammer Avenue, a depth of 165 feet on the west, a depth of 166.05 feet on the east and 60 feet across the rear. See Deeds Volume 597, page 421.

and execute and deliver a good and sufficient warranty deed therefor on condition that we shall pay the sum of Thirteen Thousand Five Hundred & No/100-Dollars in the following manner due and payable \$90.00 upon execution of this Bond for Title and \$90.00 per month commencing July 1, 1962 and \$90.00 on the 1st day of each and every month thereafter until paid in full,

~~with the full purchase price of \$13,500.00~~ with interest on same from date at six 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 fifteen (15) per cent dollars for attorney's fees, as is shown by my 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 we shall be discharged in law and equity from all liability to make said deed, and may treat said Troy J. Richardson and Emma J. Richardson as tenant holding over after termination, or contrary to the terms of this contract ~~lease~~ and shall be entitled to claim and recover, or retain if already paid the sum of Ninety and No/100 (\$90.00) dollars per month for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand and seal this 25th day of May A. D., 19 62

In the presence of:

Margorie A. Hill
Marlene Brown

Joseph B. Stevens, Trustee
Edward R. Hamer, Trustee (Seal)
Troy L. Richardson (Seal)
Emma J. Richardson (Seal)

(CONTINUED ON NEXT PAGE)

See Satisfaction for Bond for Title same deed book 1036 of page 90.