

MAY 21 3 58 PM 1964

The State of South Carolina  
COUNTY OF GREENVILLE

OLLIE WORTH  
R. M.D.

KNOW ALL MEN BY THESE PRESENTS: I, J. G. Cunningham

have agreed to sell to Robert E. Ballew a certain lot or tract of land in the County of Greenville, State of South Carolina, being designated as Lot No. 59 on plat of property of Edgar C. Waldrop recorded in plat book B at page 171, and being the same as conveyed to me by deed recorded in Deed Book 470 at Page 458.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Sixty Five Hundred (\$6500.00) Dollars in the following manner \$300.00 paid herewith, balance of \$6200.00 to be paid at the rate of \$52.32 monthly, beginning July 1, 1964, with privilege of anticipation in whole or in part at any time.

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 proceedings of any kind. then in addition the sum of 10% dollars for attorney's fees, as is shown by his note of even date herewith. The purchaser and insurance agrees to pay all taxes while this contract is in force. I agree to deliver fee simple title when principal is reduced to \$5000.00 and accept purchase money mortgage for balance upon the same terms and conditions as herein set out.

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 Robert E. Ballew 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 all sums paid to date 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 14th day of May A. D., 19 64

In the presence of:

Hugh Tinsley  
Sara P. Tinsley  
J. G. Cunningham (Seal)

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