

The State of South Carolina

COUNTY OF GREENVILLE Greenville

FILED GREENVILLE CO. S. C.

OCT 20 10 01 AM 1964

KNOW ALL MEN BY THESE PRESENTS: I, J. P. STONE, OLLIE FAHNSWORTH has R.M.C. agreed to sell to

G. D. EDNEY

a certain lot or tract

of land in the County of Greenville, State of South Carolina, on the East Side of Virginia Avenue and being known and designated as all of Lot No. 61 and the southern half of Lot No. 62 of a subdivision of the property of J. M. Harris, known as Highland, as shown on plat thereof recorded in the R.M.C. office for Greenville County in Plat Book C, at page 146, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the East side of Virginia Avenue at the corner of Lot No. 60, and running thence along the East side of Virginia Avenue, N. 15-10 W. 95 feet to an iron pin in the center of the front line of Lot No. 62; thence on a new line through Lot No. 62, N. 74-30 E. 130 feet, more or less, to an iron pin at the center of the rear line of No. 62 in the line of property of Jones R. West; thence along the line of the West property, S. 15-10 E. 95 feet to an iron pin at the rear corner of Lot No. 60; thence along the line of said Lot No. 60 S. 74-30 W. 130 feet to the BEGINNING corner.

The above lot is shown on the Township Block Book at Sheet No. 117, Block 1, Lot No. 52, Lot No. 61 is the same lot conveyed to J. P. Stone by Nona H. Squires by deed dated April 6, 1920 and recorded in the R.M.C. Office for Greenville County in Vol 64 and execute and deliver a good and sufficient warranty deed therefor on condition that he shall (Cont.)

pay the sum of Six Thousand Five Hundred and 00/100 (\$6500.) Dollars in the following manner \$100.00 herewith, receipt of which is hereby acknowledged; balance of \$6400.00

payable \$50.00 per month, first payment due one month from date,

until the full purchase price is paid, with interest on same from date at 5 semi 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 a reasonable sum dollars for attorney's fees, as is shown by 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 as tenant holding over after termination, or contrary to the terms of lease and shall be entitled to claim and recover, or retain if already paid the sum of \$600.00 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 seals this 17th day of Oct. A. D., 19 64.

In the presence of:

J. D. Dalton

J. P. Stone G. D. Edney

(Seal)

(Seal)

(Continued on next page)

(For satisfaction see next page)