

FILED

JUN 8 1 05 PM 1965

The State of South Carolina
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

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

..... have agreed to sell to
Schumpert L. and Mildred S. Beard a certain lot or tract
of land in the County of Greenville, State of South Carolina, being designated as Lot No. 55
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 376 at Page 458.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Six Thousand (\$6,000.00) Dollars in the following manner

\$300.00 paid herewith, balance of \$5700.00 to be paid at the rate of
\$48.10 monthly, beginning July 5, 1965, 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 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 proceed-
ings of any kind, then in addition the sum of 10% unpaid Balance dollars for attorney's fees, as is
shown by their note of even date herewith. The purchaser agrees to pay all taxes and insurance
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 I shall be discharged in law and equity from all liability to make said deed, and may
treat said Schumpert L. & Mildred S. Beard 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 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 4th
June A. D., 19 65

In the presence of:

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

Recorded this 8th, day of June 1965, at 1:06 P.M., No. 34346

(Continue on next page.)