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BOOK 796 PAGE 251

The State of South Carolina
COUNTY OF GREENVILLE

RECORDED
GREENVILLE

Mo Department of Bond for Title and Cash 1012 of Case 3

KNOW ALL MEN BY THESE PRESENTS: G. TAFT JOSEPH

..... have agreed to sell to
MRS. LEE BEAL

..... a certain lot or tract of land in the County of Greenville, State of South Carolina, and in the City of Greenville, located on the West side of an eighteen-foot alley known as Gower Alley and being known as Number 26, Block 4, Page 76 of the City Tax Maps in the Auditor's Office, the house being Number 12 Gower Alley. Said lot has a frontage of sixty-one feet on the West side of Gower Alley and a depth of ninety-six feet. ALSO All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville in the City of Greenville, being known and designated as Lot No. 11 of a subdivision known as Lincoln Heights as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book A at page 403, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the South side of Carpenter Alley at the corner of Lot 12, which point is 160 feet East of the intersection of Queen Street and running thence along the South side of Carpenter Alley, S. 62-1/2 E. 40 feet to an iron pin; thence S. 28-1/2 W. 94 feet to an iron pin; thence N. 62-1/2 W. 40 feet to an iron pin at the rear corner of Lot No. 12; thence along the line of that lot, N. 28-1/2 E. 94 feet to the beginning corner. This is the same property described in deeds recorded in Deeds Volume 609 at page 140.

and execute and deliver a good and sufficient warranty deed therefor on condition that..... shall pay the sum of SIX THOUSAND FIVE HUNDRED and No/100 Dollars in the following manner \$1,000.00 herewith, receipt of which is hereby acknowledged, and the balance to be paid at \$60.00 per month commencing May 12, 1966 and \$60.00 on the 12th day of each and every month thereafter until paid in full

until the full purchase price is paid, with interest on same from date at seven 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 per cent ~~dollars~~ for attorney's fees, as is shown by her 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 she shall be discharged in law and equity from all liability to make said deed, and may treat said Mrs. Lee Beal as tenant holding over after termination, or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if already paid the sum of Sixty and No/100 dollars per ~~year~~ month for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I I have hereunto set my hand and seal this 12th day of April A. D. 1966

In the presence of:

Florence A. Johnson G. Taft Joseph (Seal)
Edward Ryan Haman Mrs. Lee Beal (Seal)

(Continued on next page)

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