

FILED GREENVILLE CO. S. C.

The State of South Carolina } COUNTY OF GREENVILLE }

JUL 11 1 13 PM 1967

OLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Elizabeth F. Stevens

has ~~have~~ agreed to sell to

Mettie Abercrombie Jeter a certain lot or tract

of land in the County of Greenville, State of South Carolina, lying at the Southeastern corner of intersection of Houston Street and Rose Avenue shown as a portion of Lot Nos. 1 and 2 of Block H on a plat of Chapin Springs Land Company recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 41 and being further described as follows:

Beginning at an iron pin on the Eastern side of Houston Street at the joint corner of Lots Nos. 2 and 3, Block H, which point is 120.2 feet in a Southerly direction from the Southeastern corner of the intersection of Houston Street and Rose Avenue; and running thence along the lines of Lot Nos. 3 and 5, N. 88 E. 140.9 feet to an iron pin in line of Lot No. 5; thence in a line through Lot Nos. 1 and 2, N. 1-31 W. 120 feet to an iron pin on the Southern side of Rose Avenue; thence along Rose Avenue, S. 88-00 W. 133.1 feet to an iron pin at the Southeastern corner of Houston Street and Rose Avenue; thence along the Eastern side of Houston Street, S. 2-00 E. 120.2 feet to the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of Eight Thousand Five Hundred and no/100ths Dollars in the following manner \$1,000.00 herewith, receipt of which is hereby acknowledged, and \$55.00 per month commencing August 1, 1967, and \$55.00 on the first day of each and every month thereafter until the full purchase price is paid, with interest on same from date at 6-1/2 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 10% 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 she shall be discharged in law and equity from all liability to make said deed, and may treat said Mettie Abercrombie Jeter 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 Fifty-Five and no/100ths dollars per month 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 11th day of July A. D., 1967

In the presence of: Kerens M. Gilmer, Elizabeth F. Stevens (Seal), Edward Ryan Hanes, Mettie Abercrombie Jeter (Seal)

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