

*Booked
Dannie S. Fortson
1968*

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 16 2 19 PM 1968
CLIFFE & WORTH
R.M.G.

KNOW ALL MEN BY THESE PRESENTS: GUY B. FOSTER TRUST

..... have agreed to sell to
RALPH VERNON SMITH, JR. and FRANCES ODELL SMITH a certain lot or tract

of land in the County of Greenville, State of South Carolina, ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot No. 11 of a subdivision known as Springview as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book BB, at page 161, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Farley Avenue at the joint corner of Lots Nos. 10 and 11; and running thence with the line of said lots N. 4 W. 93.8 feet to an iron pin, joint corner Lots Nos. 11 and 12; thence with joint line of said Lots S. 89-22 E. 150 feet to an iron pin on the western side of Byron Court; thence with Byron Court S. 0-38 W. 90.4 feet to an iron pin; thence in a curved line around the intersection of Byron Court and Farley Avenue, the arc of which is S. 48-29 W. 33.5 feet to an iron pin on the northern side of Farley Avenue; thence with Farley Avenue N. 83-40 W. 40.7 feet and N. 77-40 W. 78 feet to the beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that..... shall pay the sum of Eight Thousand Four Hundred and No/100----Dollars in the following manner \$75.00 per month commencing May 1, 1968 and \$75.00 on the first 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... six (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 proceedings of any kind, then in addition the sum of fifteen per cent (15%) ~~20%~~ for attorney's fees, as is shown by.....note.... of even date herewith. The purchaser.s. agrees to pay all taxes while this contract is in force, and all insurance premiums.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due...they.....shall be discharged in law and equity from all liability to make said deed, and may treat said Ralph Vernon Smith, Jr. & Frances Odells ^{Smith} tenant.s. 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 seventy-five and No/100 (\$75.00)-----dollars per ^{month} ~~year~~ for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, We.....have hereunto set.....hand.s. and seal.s. this 1st.....day of April.....A. D., 1968..... Guy B. Foster Trust

In the presence of:

Martha M. McKinney
Jo Ann H. McDaniel
Daniel H. Janyer Tr. (Seal)
Joseph B. Henderson (Seal)
Edward R. Harmer, Trustee (Seal)
Ralph Vernon Smith Jr. (Seal)
Frances Odell Smith (Seal)

(Continued on next page)

*For Satisfaction of Bond for Title see Bond B.H. 1699 Pg. 837
Book 938 Page 181*

Dannie S. Fortson