

The State of South Carolina }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
JUN 1 12 15 PM '70
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, Beatrice Henson

..... have agreed to sell to
James R. Childress and Juanita F. Childress

..... a certain lot or tract
of land in the County of Greenville, State of South Carolina, Bates Township, containing seven
and 26/100 acres (7.26), more or less, and bounded by land of Henson and Epps and
having the following metes and bounds, to-wit:

BEGINNING at an iron pin at head of gulch or ravine, S. 28-30 E. 230 feet from a
settlement road at a culvert and a corner of a 8.74 acre tract conveyed to Kenneth
and Zell Henson and running thence S. 87-30 W. 400 feet to a bronze pipe in yard of
residence; thence S. 84-05 W. 208.6 feet to a maple on bank of branch; thence along
branch as property line in a southeasterly direction 86 feet to iron pin on East bank
of branch; thence S. 28-15 E. 662 feet to a locust post near the mouth of a spring
branch; thence N. 24-45 E. 688 feet to the beginning corner.

The above described property is all of the same conveyed to B. W. Hinson by deed of
Kenneth A. Henson, et al, September 27, 1956, recorded in the R.M.C. Office for
Greenville County in Book 562, page 235.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Three Thousand Five Hundred and no/100-----Dollars in the following manner
A downpayment of \$1000.00 cash and a payment of \$50.70 on the 4th day of June, 1970
and a like payment of \$50.70 cash on the 4th day of each and every successive month
thereafter until paid in full
until the full purchase price is paid, with interest on same from date at 8 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% of amount due.....dollars for attorney's fees, as is
shown by a certain note..... of even date herewith. The purchaser s. agrees to pay all taxes and insurance
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 James R. Childress and Juanita F. Childress
..... as tenants 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..... total amount paid.....dollars per year 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 8th day of
May..... A. D., 19 70.

In the presence of:

Linda M. Bueaway Beatrice Henson (Seal)
Jas A. Phillips (Seal)

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