

JUN 26 11 44 AM '70

The State of South Carolina
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: I, Edna S. Guest, of State and County aforesaid.

..... have agreed to sell to
Charles W. Kilpatrick, Winnie S. Kilpatrick, and Lesanne K. Edwards, certain lot or tract
of land in the County of Greenville, State of South Carolina, Being the same as conveyed to grantor
by Deed recorded in Book 748 at Page 374, R.M.C. Office for Greenville County;
containing 3.40 acres, more or less, and bordering on the Eastern Bank of South Saluda
River.

Interest to be computed and paid semi-annually on the unpaid balance as of January 1,
1971, and each six months successively thereafter. (January 1 and July 1 of each year).

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Seven Thousand (\$7,000.00) Dollars in the following manner
a cash down payment of Fifteen Hundred Dollars (\$1500.00), and a cash payment of
Fifty Dollars (\$50.00) on July 1, 1970, and a like payment of Fifty Dollars (\$50.00)
on the first 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 6% per cent, per annum
until paid to be computed and paid semi-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 purchasers agrees to pay all taxes while this
contract is in force, also insurance and maintenance, after July 1, 1970.

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
Six months in arrears shall be considered in default with repossession mandatory.
treat said Chas. W. & Winnie S. Kilpatrick & L.K. Edwards 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 13th day of
June A. D., 1970

In the presence of:

Thomas J. Phillips Edna S. Guest (Seal)
Joe A. Phillips (Seal)

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