

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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AUG 11 3 40 PM '70

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: JOSEPH B. STEVENS

JOSEPH BUTLER STEVENS ~~has~~ agreed to sell to
a certain lot or tract

of land in the County of Greenville, State of South Carolina, All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 323, Pleasant Valley Subdivision, as per plat thereof, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P, page 114, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northerly side of Pacific Avenue, joint front corner Lots Nos. 322 and 323, said iron pin being 177.3 feet in a Westerly direction from an iron pin in the Northwest intersection of Pacific Avenue and Phoenix Avenue; and running thence N. 0-08 W. 147 feet to an iron pin, joint rear corner Lots Nos. 322 and 323; thence S. 89-52 W. 60 feet to an iron pin, joint rear corner Lots Nos. 323 and 324; thence S. 0-08 E. 147 feet to an iron pin on the Northerly side of Pacific Avenue; thence along the Northerly side of Pacific Avenue, N. 89-52 E. 60 feet to an iron pin, the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall

pay the sum of Eight Thousand and No/100 (\$8,000.00) Dollars in the following manner \$400.00 herewith, receipt of which is hereby acknowledged, and \$80.00 per month commencing September 1, 1970, and \$80.00 on the 1st 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 (7%) 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%) ~~for~~ for attorney's fees, as is shown by his 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 he shall be discharged in law and equity from all liability to make said deed, and may treat said Joseph Butler Stevens 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 Eighty and No/100 (\$80.00) dollars per month for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seal this 30th day of July A. D., 19 70

In the presence of:
Edward R. Hamner (Seal)
Joseph Butler Stevens (Seal)

(Continued on next page)

For cancellation
D. Reed Brub

SATISFIED AND CANCELLED OF RECORD
21 DAY OF Oct 1974