

FILED

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The State of South Carolina
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: we, Raymond Edwards and Arlene Edwards
of State and County Aforesaid have agreed to sell to
Robert Eugene McCarson and Mary Ellen McCarson a certain lot or tract
of land in the County of Greenville, State of South Carolina, Bates Township, near Pleasant Retreat
School and being a part of the property conveyed to Grantors by deed recorded in Book
746 at Page 421, R.M.C. Office for Greenville County with the following metes and bound-
according to plat and survey made by W. R. Williams, Jr., R.L.S. 3979, dated July, 1970.
BEGINNING at a point in center of Cunningham Road, iron pin offset on western side of
road right-of-way and running thence from the beginning S. 62-49 W. 160.0 ft. to iron pin;
thence S. 22-42 W. 135.0 ft. to iron pin; thence S. 43-22 W. 486.0 ft. to iron pin across
creek; thence N. 46-08 W. 138.2 ft. to iron pin; thence N. 27-59 E. 688.3 ft. to iron pin;
thence N. 72-29 E. 180.0 ft. to a point in center of Cunningham Rd. (offset iron pin on road
right-of-way); thence with center of road S. 32-44 E. 246.0 ft. to the beginning corner. ±
and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Twenty Three Thousand Five Hundred and no/100-Dollars in the following manner
Payable and due, cash \$1000.00 down and a cash payment of \$150.00 on the 1st day of
December, 1970 with a like cash payment of \$150.00 on the 1st day of each and every
successive month thereafter until paid in full. Payments shall first apply to interest
and then to principal, following the date of Sept. 1, 1971. Interest begins Sept. 1, 1971.
until the full purchase price is paid, with interest on same from date at 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 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 while this
contract is in force., and also insurance.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due..... we shall be discharged in law and equity from all liability to make said deed, and may
treat said Robert Eugene McCarson and Mary Ellen McCarson
as 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 total amount paid dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand s. and seal s. this 16th day of
October A. D., 19 70

In the presence of:

Joe A. Phillips Raymond Edwards (Seal)
L. M. Dalloway Arlene B. Edwards (Seal)