

The State of South Carolina
COUNTY OF GREENVILLE

APR 10 4 52 PM '72
OLLIE FARNSWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS: I, Joe A. Phillips

..... have agreed to sell to
Patrick G. & Betty D. Hawkins a certain lot or tract

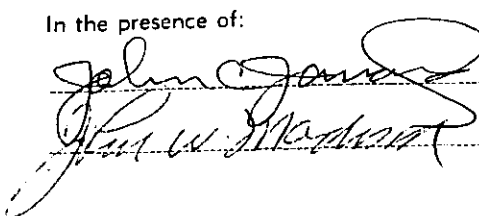
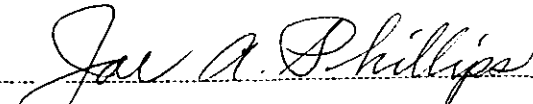
of land in the County of Greenville, State of South Carolina, Paris Mountain Township, known as lots # 49-50-51 & 52, Rockview Heights Subdivision, property of Joe A. Phillips and being a part of the property conveyed to Grantor by deed of ~~James~~ Jerry A. Phillips, dated Jan. 20, 1951 and being more fully described with the following metes and bounds to-wit according to plat and survey of Terry T. Dill, L.S. #104, April 17, 1957, Boundary of all four lots--Beginning on an iron pin, joint corner with lots 44 & 49 and South Rockview Drive and running thence N. 79-00 E. 100 ft.; thence around north side of 72 ft. diameter court (direct line N. 79-00 E. 142.2 ft. to iron pin across branch); thence pick up straight line from corner lot #49 on course N. 79-00 E. where it leaves court and continue to iron pin across branch in League property line; thence with League line N. 0-15 W. 175 ft. to iron pin; thence N. 0-15 W. 140.1 ft. to iron pin; thence N. 41-00 W. 50 ft. to iron pin on Rockview Drive; thence with street, curved, straight course S. 71-00 W. 105 ft.; thence N. 88-02 W. 100 ft.; thence S. 1-58 W. 200 ft.; thence N. 88-02 W. 15.6 ft. to iron pin; thence S. 3-34 E. 161 ft. to the beginning corner, more or less. *Subject to Restrictions as recorded in P.M.C. office of Greenville County in Book 446 at Page 05 and amended in Book 480 Page 07.* and execute and deliver a good and sufficient warranty deed therefor on condition that they shall

pay the sum of ~~Eighty-Five Hundred and no/100~~ Dollars in the following manner of \$101.00 a cash payment on Feb. 1, 1972 and a like payment of \$101.00 on the first day of each and every successive month thereafter until paid in full. ~~By~~ Payments shall first apply to interest and then to principal. until the full purchase price is paid, with interest on same from date at $7\frac{1}{2}\%$ per cent, per annum until paid to be computed and paid ~~monthly~~ ^{monthly}, 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 10% of amount due dollars for attorney's fees, as is shown by certain 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 I shall be discharged in law and equity from all liability to make said deed, and may treat said Patrick G. & Betty D. Hawkins 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 the total amount paid in 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 31st day of January A. D., 19 72.

In the presence of:

 (Seal)
 (Seal)