

The State of South Carolina  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, CO. S. C.

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ELIZABETH RIDDLE  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, Pearl S. Guest, Beneficiary under will of E. S. Guest, of State and County aforesaid have agreed to sell to Steve Ward a certain lot or tract

of land in the County of Greenville, State of South Carolina, situate, lying and being on Guest St. in Marietta, S. C. and being described according to plat and survey made by Terry T. Dill, C. E. & L. S. No. 104, dated Feb. 12, 1965 with the following metes and bounds to-wit: BEGINNING ON east side of Guest St., joint corner with Lot No. 1 and running thence N. 47-45 E. 105.2 ft. to iron pin; thence S. 40-15 E. 95.3 ft. to iron pin, joint corner with Lot No. 3; thence S. 48-36 W. 104.6 ft. to iron pin on east side of Guest St.; thence with right-of-way of Guest St. N. 40-30 W. 94.0 ft. to the beginning corner, more or less.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of ~~Thirty Five Hundred and no/100~~ Dollars in the following manner payable and due: a cash downpayment of \$100.00 on Dec. 10, 1968 and a cash payment of \$50.00 on the 1st day of January, 1969 and a like payment of \$50.00 cash 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. 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 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 10% of amount due dollars for attorney's fees, as is shown by a 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 Steve Ward 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 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 10th day of December A. D., 19 68

In the presence of:

Under M. Galloway Pearl S. Guest (Seal)  
Joe A. Phillips (Seal)