

FILED
GREENVILLE CO. S. C.

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The State of South Carolina
COUNTY OF GREENVILLE
ELIZABETH RIDDLE
F.M.C.

KNOW ALL MEN BY THESE PRESENTS: J. Doyle Launius and Alta Ferne Launius
..... have agreed to sell to
James L. Brashier and Frances C. Brashier 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 Town of Mauldin, County of Greenville, State of South Carolina, being
known and designated as Lot 63 on Plat of Peachtree Terrace, plat of which is recorded in
the RMC Office for Greenville County, S. C. in Plat Book EE, page 189, and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Maple Drive, joint front corner Lots
63 and 64; and running thence with the joint line of said lots S. 47 E. 166.7 feet to an iron
pin; thence N. 36 E. 100 feet to an iron pin at the joint rear corner Lots 62 and 63; thence
with the joint line of said lots N. 48-35 W. 161.2 feet to an iron pin on the Southeastern side
of Mauldin Drive; thence with the Southeastern side of Mauldin Drive S. 39-04 W. 95 feet to
an iron pin, the point of beginning.

It is understood by the parties hereto that payments made after the 5th day of any month will be
subject to penalty of 5% of the mortgage payment. It is further understood by the parties hereto
that the tax and insurance deposits may vary from year to year, they shall
and execute and deliver a good and sufficient warranty deed therefor on condition that.....

pay the sum of Twenty-Five Thousand and No/100----- Dollars in the following manner
\$208.84 commencing November 1, 1972, and \$208.84 on the 1st day of each and every month
thereafter

until the full purchase price is paid, with interest on same from date at eight per cent, per annum
until paid to be computed and paid ~~annually~~ ^{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 proceed-
ings of any kind, then in addition the sum of fifteen per cent ~~x dollars~~ for attorney's fees, as is
shown by our note of even date herewith. The purchaser^s agrees to pay all taxes while this
contract is in force, and all hazard insurance premiums.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due Sellers shall be discharged in law and equity from all liability to make said deed, and may
treat said James L. Brashier and Frances C. Brashier as tenants holding over after termination,
~~as tenants to the terms of~~ ~~lease~~ and shall be entitled to claim and recover, or retain if
already paid the sum of Two Hundred Eight and 84/100 dollars per ~~year~~ ^{month} 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 12th day of
September A. D., 1972

In the presence of:

Marjorie A. Hill J. Doyle Launius (Seal)
Edward B. Harner Alta Ferne Launius (Seal)
James L. Brashier (Seal)
Frances C. Brashier (Seal)

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