

GREENVILLE CO. S. C.

WL 984 PAGE 257

The State of South Carolina }
COUNTY OF GREENVILLE }

SEP 19 9 53 AM '73
DOUGIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, WILLIAM J. FRIDDLE,

have agreed to sell to

EDNA M. & CHARLES A. TUCKER a certain lot or tract

of land in the County of Greenville, State of South Carolina, with improvements thereon situate on the South side of Sixth Street, Section No. 4 of Judson Mills Village in the County and State aforesaid and being designated as Lot No. 77 as shown on plat of Section No. 4 of Judson Mills Village made by Dalton & Neves, Engrs. January, 1941, recorded in Plat Book K, at pages 75 & 76, RMC Office for Greenville County. BEGINNING at an iron pin on the South side of Sixth Street joint front corner of Lots 77 and 78, said pin also being 53.7 feet West from the Southwest corner of intersection of Sixth Street and Neubert Avenue and running thence with line of Lot 78, S. 1-42 E. 123.2 feet to iron pin; thence with rear line of Lot 47, S. 88-16 W. 80 feet to an iron pin; thence with the line of Lot 76, N. 1-42 W. 123.3 feet to an iron pin on the South side of Sixth Street; thence with the South side of Sixth Street, N. 88-20 E. 80 feet to the beginning corner.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Thirteen Thousand Five Hundred & No/100 Dollars in the following manner \$1,000.00 down and balance of \$12,500.00 to be paid \$112.36 per month with payments applied first to interest and balance to principal and with the right to anticipate the full amount or any part thereof at any time without penalty 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 proceedings of any kind, then in addition the sum of a reasonable amount dollars for attorney's fees, as is shown by their note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. That the purchasers agree that they will pay all taxes and insurance in addition to the monthly payments when the same become due and payable. It is agreed that time is of the essence of this contract, and if the said payments are not made when due, seller shall be discharged in law and equity from all liability to make said deed, and may treat said Edna M. and Charles A. Tucker as tenant holding over after termination, or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies 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 31 day of

Aug A. D. 1973

In the presence of:

Thos S. P. ... *William J. Friddle* (Seal)
Berel ... (Seal)

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