

The State of South Carolina
COUNTY OF GREENVILLE

GREENVILLE, S. C.
APR 15 3 33 PM '74
JOHN E. STANLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Hugh Z. Graham, Jr., Trustee for Hugh Z. Graham, Jr., P. Bradley Morrah, Jr., John F. Chandler & Phillip T. Bradley have agreed to sell to W. D. Richardson and Sanford R. Kirkus a certain lot or tract of land in the County of Greenville, State of South Carolina, on 6th Street, Judson Mills, being shown as part of Lot No. 59, Section No. 2 of subdivision of Judson Mills, and being the same conveyed to ~~the grantor herein~~ ^{Joe E. Campbell} by deed of George W. Martin and Kathryn N. Martin dated August 30, 1962 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 708 at page 146., and to the grantor herein by deed of record in the office of the RMC for Greenville County, State of South Carolina in Deed Book 871 at Page 265, dated June 19, 1969.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Thirty Thousand and no/100 (\$30,000.00) Dollars in the following manner \$5,000.00 down and remainder of \$25,000.00 at \$772.00 per month until paid in full (This being 36 months).

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 our 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 they shall be discharged in law and equity from all liability to make said deed, and may treat said purchases as tenants holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of to be determined ~~years 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 12th day of April A. D., 1974.

In the presence of:

Susan J. Williams
Barbara A. Boett

[Signature] (Seal)
[Signature] (Seal)

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