

Jul 10 12 00 PM '74

Vol 1002 p 775

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: that I, Beatrice F. Payne
..... have agreed to sell to
Sarah Hammond McKnight a certain lot or tract
of land in the County of Greenville, State of South Carolina, on the eastern side of New Buncombe
Road (U.S. Highway 25) near the City of Greenville, being shown as Lot No. 5 on a
plat of the property of Elise Raroy, recorded in the R.M.C. Office for Greenville
County in Plat Book "II", at page 21.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall
pay the sum of Fifteen Thousand and 00/100 (\$15,000.00)-----Dollars in the following manner
Two Thousand and 00/100 (\$2,000.00) Dollars cash herewith and the balance in equal
monthly installments to be paid within ten (10) years from date
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, 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 Five Hundred and 00/100 dollars for attorney's fees, as is
shown by her 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 she shall be discharged in law and equity from all liability to make said deed, and may
treat said Sarah Hammond McKnight as tenant holding over after termination,
or contrary to the terms of her lease and shall be entitled to claim and recover, or retain if
already paid the sum of One Thousand and 00/100 (\$1,000.00)-----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
July A. D., 1974

In the presence of:

William Campbell *Beatrice F. Payne* (Seal)

Henry C. Wood (Seal)

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