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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
BONNIE S. TAYLORS - SCLD FOR TITLE
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: That I, J. T. Black, have agreed to sell to Bennie Freeman a certain lot or tract of land in the County of Greenville, State of South Carolina, in **Butler** Township, lying on the eastern side of Ferguson Drive (sometimes known as Garrett Road), leading off from a county road running into the Congaree road, and having according to a plat of the property of Garrett Ferguson Estate recorded in Flat Book TT, Page 108, in the R. M. C. Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ferguson Drive (sometimes known as Garrett Road) located 270 feet from the intersection of said Ferguson Drive and a county road leading into the Congaree road, and running thence N. 64-47 E. 175 feet to an iron pin; thence S. 25-52 E. 70 feet to an iron pin; thence N. 64-47 E. 175 feet to an iron pin on the eastern side of Ferguson Drive; thence with the eastern side of Ferguson Drive N. 25-52 W. 70 feet to the beginning corner, being southern one-half of property owned by J. T. Black.

Being a portion of the property conveyed to the grantors by deed recorded in Deed Book 587, Page 142.

J. T. Black further agrees to execute and deliver a good and sufficient warranty deed for the above described property on the condition that Bennie Freeman shall pay the sum of Five Thousand, Five Hundred (\$5,500.00) Dollars in the following manner: Three Hundred (\$300.00) Dollars down payment and the balance to be paid at the rate of Twenty-Five (\$25.00) Dollars per week, commencing August 23, 1974, and a like payment each Friday of each week thereafter until the full purchase price is paid, with interest on the 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 proceedings of any kind, then in addition the sum of a reasonable amount for attorney's fees as is shown by a note of even date herewith. The above designated weekly payments shall be first applied to the payment of interest and then to principal. All taxes and insurance on said property are to be paid by J. T. Black and added to the principal amount due by Bennie Freeman.

It is agreed that time is of the essence of this contract and if the said payments are not made when due the said J. T. Black shall be discharged in law and equity from all liability to make said deed, and may treat said purchaser as a tenant holding over after termination or contrary to the terms of lease and shall be entitled to claim and recover or retain if already paid a reasonable amount per year for rent or by way of liquidated damages or may enforce payment of said note.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of August, 1974.

In the presence of:

W. A. Yant Jr.
Libby Prater

J. T. Black (SEAL)
J. T. BLACK

Bennie Freeman (SEAL)
BENNIE FREEMAN

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