

W1011-137

The State of South Carolina  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: ~~IMPERIAL CONSTRUCTION COMPANY, INC.~~

..... have agreed to sell to  
HOVIE CLYDE BROOKS..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, and all improvements thereon,  
near the Town of Simpsonville, at the end of a cul-de-sac at the Eastern  
end of Maple Court, being shown and designated as Lot No. 3 on a Plat of  
the Property of Maple Properties, dated November 4, 1972, made by R. B.  
Bruce, R. L. S., recorded in the RMC Office for Greenville, South Carolina,  
in Plat Book 4X, Page 17, and having according to said plat the follow-  
ing metes and bounds, to-wit:  
BEGINNING at a point on the southwestern side of Maple Court; joint corner  
of Lots Nos. 3 and 4 and running thence with the joint line of said lots,  
S. 29-40 E., 121.4 feet to a point in the line of property now or formerly  
of Dera Conway; running thence N. 57-03 E., 212 feet to a point in the  
right-of-way of Atlantic Coast Line Railway; running thence N. 43-27 W.,  
322.6 feet to a point; thence running S. 53-49 W., 137.4 feet to a point;  
thence running with the joint line of Lots Nos. 2 and 3, S. 29-57 E.,  
108.3 feet to a point, joint front corner of Lots Nos. 2 and 3, which  
point is the Northern side of Maple Court; thence running with the cul-de-  
sac of the said Maple Court, the radius of which is 50 feet to the point  
and place of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that it shall  
pay the sum of ~~Twenty-Seven & 40/100~~ One Hundred, Ten Thousand, Eight Hundred, Dollars in the following manner  
in accordance with the terms of a note of even date herewith in 225 equal  
monthly installments in the amount of \$1,003.92 each, the first payment  
being due and payable February 1, 1975

until the full purchase price is paid, with interest on same from date at 8 3/4 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 a reasonable amount dollars for attorney's fees, as is  
shown by his note of even date herewith. The purchaser agrees to pay all taxes while this  
contract is in force, the purchaser further agrees to pay the property taxes for  
the years 1974 and 1975.

It is agreed that time is of the essence of this contract, and if the said payments are not made when  
due it shall be discharged in law and equity from all liability to make said deed, and may  
treat said Hovie Clyde Brooks as tenant 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 .04/100 dollars per year for rent, or  
by way of liquidated damages, or may enforce payment of said note. (SEE REVERSE SIDE)

In witness whereof, We have hereunto set OUR hands and seal s this 31st day of  
January A. D., 1975.

In the presence of:

[Signature]  
[Signature]

IMPERIAL CONSTRUCTION COMPANY, INC.  
By: [Signature] (Seal)  
Dee A. Smith, Individually and as  
President  
[Signature] (Seal)  
Hovie Clyde Brooks

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