

FILED GREENVILLE CO. S.C.

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The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: All Insurance Agency, Inc.

Laurette Van Campen has agreed to sell to a certain lot or tract

of land in the County of Greenville, State of South Carolina, on the northwest side of Milford Lane, and being known and designated as the greater portion of Lot 119 on plat entitled "Property of Woodfields, Inc.", near Greenville, S. C. prepared by Piedmont Engineering Service, made in 1949, and having, according to a more recent plat entitled "Plot Plan" for the greater portion of Lot 119, Woodfields, made by Campbell & Clarkson, Surveyors, dated April 19, 1971, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-K, Page 151, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the property described above and runs thence along a new line through Lot 119 N. 37-52 W. 161.6 feet to an iron pin; thence N. 42-17 E. 70.4 feet to an iron pin; thence S. 38-40 E. 173.3 feet to an iron pin on the northwest side of Milford Lane; thence along Milford Lane S. 50-55 W. 70 feet to the beginning corner.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall

pay the sum of Twenty-One Thousand Four Hundred & NO Dollars in the following manner: Seven Hundred and No/100 (\$700.00) Dollars paid herewith, receipt of which is acknowledged and \$166.64 per month commencing September 1, 1975 together with insurance and tax escrow deposit and \$166.64 on the 1st day of each and every month thereafter until paid in full with the final payment due August 1, 2005. (It is agreed that should any payment be later than the 10th day of a month, there will be a penalty charge of 5% of the monthly payment.) ~~with interest on same from date at nine 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 fifteen per cent ~~dollars~~ for attorney's fees, as is shown by her note of even date herewith. The purchaser agrees to pay all taxes and insurance while this contract is in force, and in case of default will return the premises in as good a condition as when first occupied.

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 Laurette Van Campen as tenant holding over after termination, or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if already paid the sum of One Hundred Sixty-Six & 64/100 dollars per month 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 21st day of July A. D., 1975.

In the presence of:
Maryorie A. Hill (Seal)
Edward B. Hamer (Seal)

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