

GREENVILLE CO. S.C.

VOL 1026 PAGE 848

The State of South Carolina
COUNTY OF GREENVILLE

Nov 5 2 53 PM '75
JOHN S. TANNERLEY
P.M.C.

KNOW ALL MEN BY THESE PRESENTS: Fred B. Beiers and Harvey C. Watson

have agreed to sell to

Henry D. Martin and Lilian H. Martin a certain lot or tract

of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1 Monaview Subdivision, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 4N at Page 52, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Rainbow Drive at the joint front corner of Lots 1 and 2; and running thence with the joint line of said lots N 0-15 E 143.1 feet to an iron pin; thence N 87-38 W 65 feet to an iron pin on the easterly side of Monaview Court and running thence with the easterly side of said court S 9-00 W 115 feet to an iron pin at the intersection of Monaview Court and Rainbow Drive; thence S 37-58 E 34.1 feet to an iron pin; thence S 84-56 E 60 feet to an iron pin, the point of beginning.

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

pay the sum of Twenty-two Thousand Nine Hundred Fifty ----- Dollars in the following manner

Six Thousand Nine Hundred Fifty Dollars cash herewith, the balance of Sixteen Thousand Dollars in the following manner: One Hundred Forty-three and 96/100 Dollars per month until the full purchase price is paid in full

until the full purchase price is paid, with interest on same from date at nine (9) 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 Ten per cent dollars for attorney's fees, as is shown by their note of even date herewith. The purchasers agree 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 Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Purchasers as tenant s. 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 amount paid dollars 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 4th day of November A. D., 1975

In the presence of:

Samara Lee
[Signature]

Henry D. Martin (Seal)

Lilian H. Martin (Seal)

Fred B. Beiers (SEAL)

[Signature] (SEAL)

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