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The State of South Carolina
COUNTY OF GREENVILLE

GREENVILLE COUNTY

KNOW ALL MEN BY THESE PRESENTS: TROY L. BROWN

..... have agreed to sell to
LEONARD BROWN a certain lot or tract

of land in the County of Greenville, State of South Carolina, All that piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, containing one acre, more or less, and having the following metes and bounds. On the south by F. N. Brown for a distance of 210 feet, on the east side by F. N. Brown 210 feet, on the west side by F. N. Brown 210 feet, on the north side by a county kept road for 210 feet.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Three Thousand Six Hundred and No/100 Dollars in the following manner Two Thousand (\$2,000.00) Dollars paid at the execution of this Bond for Title with One Thousand Six Hundred (\$1,600.00) Dollars due and payable ten (10) years from date (see over)

until the full purchase price is paid, with interest on same from date at 7 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 15% of purchase price for attorney's fees, as is shown by ~~note of even date herewith~~ Seller 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 shall be discharged in law and equity from all liability to make said deed, and may treat said as 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 the sum of 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 21 day of November A. D., 19 75.

In the presence of:

Robert H. [unclear]
Barbara H. [unclear]

Thae D. Brown (Seal)
Troy L. Brown (Seal)
James L. Brown (Seal)
BUYER

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