

FILED GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY R.H.C.

The State of South Carolina COUNTY OF GREENVILLE

I, DONALD D. LAUNIUS

KNOW ALL MEN BY THESE PRESENTS:

have agreed to sell to

AUSTIN HARRISON and LINDA HARRISON

a certain lot or tract of land, with the buildings and improvements thereon, situate, lying and being near the City and in the County of Greenville, State of South Carolina, being known and designated as Lot No. 77, being known and designated as Addition to Section 3 of Oakwood Acres, which plat is recorded in the R/C Office for Greenville County, South Carolina in Plat Book GGG at Page 361, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Live Oak Way, joint front corner of Lots 77 and 78 and running thence N. 65-45 E. 172.2 feet to an iron pin; thence S. 24-27 E. 90 feet to an iron pin; thence S. 65-45 W. 172.7 feet to an iron pin on Live Oak Way, joint front corner of Lots No. 76 and 77; thence along Live Oak Way N. 24-15 W. 90 feet to the point of beginning.

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

pay the sum of THIRTY THOUSAND NINE HUNDRED & NO/100-Dollars in the following manner Nine Hundred (\$900.00) Dollars down, receipt of which is hereby acknowledged and \$241.39 principal and interest together with \$19.06 for taxes and \$9.55 for insurance for a total of \$270.00 per month commencing April 15, 1976, and the same amount on the 15th day of each and every month thereafter until paid in full

with interest on same from date at nine per cent, per annum until paid to be computed and paid monthly 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 for attorney's fees, as is

shown by their note of even date herewith. Purchasers agree to pay all taxes while this contract is in force as well as hazard ins. premiums. A penalty of 5% will be imposed if payment, as stated above, is not made by the 15th of each month. Purchasers agree that should default occur, the property will be returned to the Seller in good condition, normal wear and tear excepted.

If it is agreed that time is of the essence of this contract, and if the said payments are not made when due I shall be discharged in law and equity from all liability to make said deed, and may treat said Austin Harrison & Linda Harrison as tenant S holding over after termination, or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if already paid the sum of Two Hundred Seventy and No/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 hand S and seal S this 24th day of March A. D. 1976

In the presence of:

Margorie A. Hill Austin Harrison (Seal)

Edward R. Harner Linda S. Harrison (Seal)

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