

The State of South Carolina
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
APR 3 1976
REGISTERED

1035 214

KNOW ALL MEN BY THESE PRESENTS: Markley A. Edwards and Agnes S. Edwards

..... have agreed to sell to
Mr. and Mrs. James Edward Tillery, Sr. a certain lot or tract

of land in the County of Greenville, State of South Carolina, located in O'Neal Township,

and having according to a plat of property of Markley A. Edwards

prepared by Terry T. Dill, dated 5-22-73, the following metes and

bounds: BEGINNING at an iron pin in the center of Lebanon Church

Road approximately 1/2 mile East of Pennington Road and running thence

N 10-38 W 254 feet; Thence N 30-54 E 162.2 feet; thence S 47-00 E

140 feet; Thence S 63-13 W 68 feet; Thence S 18-11 E 232.8 feet;

Thence S 74-39 W 155.7 feet to the beginning corner. Containing

1.06 acres, more or less.

If the Tillery's present house does not sell within 120 days, the
Edwards and Tillerys are to work out arrangements for payment of balance
due on this contract on mutually agreeable terms with monthly, bi-monthly
and execute and deliver a good and sufficient warranty deed therefor on condition that they shall or
pay the sum of Eleven Thousand and 00/100 (\$11,000.00) Dollars in the following manner quarterly
payment

Balance to be paid within 90 days. No interest for first 30 days,

7 1/2% interest on unpaid balance thereafter. See additional on back.

until the full purchase price is paid, with interest on same from date at 7 1/2 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 their note of even date herewith. The purchaser S 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 Mr. and Mrs. James E. Tillery, Sr. 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 Five Thousand 00/100 (\$5,000.00) --- 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 hand S and seal S this 21 day of
April A. D., 19 76

In the presence of:
Kaja Henderson Markley A. Edwards (Seal)
Jimi Kullberg Agnes S. Edwards (Seal)

4
1
2
0

4328 (W-2)