

FILED  
GREENVILLE, CO. S. C. VOL 1042 PAGE 381  
SEP 2 11 37 AM '77  
DONNIE S. TANKERSLEY  
R.H.C.

The State of South Carolina  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: Virginia B. Mann

Lawrence P. and Patricia Martin have agreed to sell to  
all that piece, parcel,  
~~XXXXXX XXXX XXXX XXXX~~

or tract of land in the County of Greenville, State of South Carolina, north of Travelers Rest on the northern side of U.S. 25 and eastern side of Terry Creek Rd, and containing 7.65 acres (less .35 acres lying within the rd. right-of-way) according to plat of property of Virginia B. Mann prepared by W.R. Williams, Jr., Surveyor dated Aug. 27, 1976 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin in the center of the intersection of Old U.S. Hwy 25 and Terry Creek Rd and running thence with the center of Terry Creek Road the following courses and distances: N. 12-22 E. 212.4' to nail and cap, center of Terry Creek Rd; N. 10-42 W 80' to nail and cap and thence N. 29-47 W. 170' to nail and cap center of Terry Creek Rd; thence N. 27-41 W. 200' to nail and cap, center of Terry Creek Rd; N. 25-00 W. 215.5' to nail and cap center of Terry Creek Rd; thence N. 3-24 E. 50' to nail and cap in the center of Terry Creek Rd; then leaving Terry Creek Rd N87-36 E 25' to iron pin; thence with a new line through other property of grantor N. 87-36 E 380.2' to iron pin; thence N. 86-34 E 170' to iron pin in Old Terry Creek School Rd; thence S. 39-10 E. 119.4' to iron pin on the eastern side of Old Terry Creek School Rd. and property of Brashier;

and execute and deliver a good and sufficient warranty deed therefor on condition that purchaser<sup>(over)</sup> shall pay the sum of Seven Thousand Three Hundred and no/100ollars in the following manner  
\$1,450.00 paid on this date, the balance to be paid in equal monthly installments of \$70.99 beginning September 31, 1976.

until the full purchase price is paid, with interest on same from date at 8 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. ~~that he shall deliver to the purchaser of this contract the sum of \$125.00 for attorney's fees, as a condition of the sale of the property hereunder.~~ The purchaser... agrees to pay all taxes while this contract is in force. Purchaser shall pay for title search when deed is delivered, not to exceed \$125.00. No prepayment penalty.

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 purchaser... as tenant... holding over after termination, and shall be entitled to claim and recover, or retain if already paid the sum of that money paid on contract ~~plus \$100.00 per year for rent, to be paid by the purchaser to the seller on the 31st day of each month.~~

In witness whereof, have hereunto set hand and seal this 31st day of August A. D., 1976.

In the presence of:  
[Signature] Patricia A. Martin (Seal)  
[Signature] Lawrence P. Martin (Seal)  
[Signature] Virginia B. Mann (Seal)

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