

The State of South Carolina  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: JOSEPH BUTLER STEVENS

has ~~xxx~~ agreed to sell to  
Furman Smith a certain lot or tract

of land in the County of Greenville, State of South Carolina, about 2 miles from Greenville Courthouse and near Judson Mills, said property being more particularly described as follows:  
BEGINNING at an iron pin at the front corner of Vermont Street and an unnamed Street and running thence in a Southwesterly direction along Vermont Street 192 feet to an iron pin and thence in a Northwesterly direction along joint property line with adjacent lot, which is shown on the County Block Book Map as Sheet 111, Block 3, Lot 9, 110 ft. to an iron pin and thence in a Northeasterly direction along joint property line of Lots shown on County Block Book Map as Sheet 111, Block 3, Lots 7C, 7B, and 7A 170 ft. to an iron pin on said unnamed street; thence in a Southeasterly direction along said unnamed street 117 ft. to the beginning corner. This being property acquired by Elizabeth L. Wilson and recorded February of 1936 in Deed Book 180, Page 454 and being further shown on the County Block Book Map as Sheet 111, Block 3, Lot 8.

quit & claim  
and execute and deliver a good and sufficient ~~workable~~ deed therefor on condition that he shall pay the sum of One Thousand Seven Hundred Fifty and No/100--Dollars in the following manner \$300.00 down, receipt of which is hereby acknowledged; \$50.00 per month thereafter commencing on August 12, 1977 and \$50.00 on the 12th day of each and every month thereafter (With the privilege of anticipating any or all of the balance due at any time.)

until the full purchase price is paid, with interest on same from date at 8 3/4 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 fifteen (15%) percent ~~sums~~ for attorney's fees, as is shown by my note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. Payments after the 22nd day of each month will be penalized at the rate of five (5%) percent as a late charge.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due he shall be discharged in law and equity from all liability to make said deed, and may treat said Furman Smith as tenant holding over after termination, or contrary to the terms of this ~~lease~~ bond and shall be entitled to claim and recover, or retain if already paid the sum of (\$50.00) Fifty and No/100----- dollars per ~~year~~ month 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 12th day of July A. D., 19 77.

In the presence of:

James D. Celous, III (Seal) Joseph Butler Stevens (Seal)  
Edward R. Hamer Furman Smith (Seal)

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