

The State of South Carolina
COUNTY OF GREENVILLE

1072

KNOW ALL MEN BY THESE PRESENTS: I, Richard J. Foster,

have agreed to sell to

Paul P. Ward, Jr. and Emily J. Ward

a certain lot or tract

of land in the County of Greenville, State of South Carolina, all that piece, parcel or lot of land known as 46 Partridge Lane, City of Greenville, County of Greenville, referred to in the Block Book office as 67.6-2-7.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of sixty-four thousand five & ^{no/} 100 (\$64,500) Dollars in the following manner: \$8,000.00 on closing, balance of \$56,500.00 payable \$400.00/month, for 24 months, balance of \$56,500.00 due 1st of the 25th month.

until the full purchase price is paid, with interest on same from date at 8.5% per cent, per annum until paid to be computed and paid ^{monthly} ~~quarterly~~, and if unpaid to bear interest until paid at some 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 \$565.00 dollars for attorney's fees, as is

shown by note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force, and keep in force a fire and extended coverage policy

on the premises, in favor of the seller.

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 purchasers 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 eight thousand dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, have hereunto set hand and seal this 20th day of

January A. D., 1978.

In the presence of:

[Signature]
[Signature]

[Signature] (Seller) (Seal)
[Signature] (Purchaser) (Seal)
[Signature] (Purchaser)

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