

The State of South Carolina
COUNTY OF GREENVILLE

1976-1-14

KNOW ALL MEN BY THESE PRESENTS: I, William K. Trammell

have agreed to sell to
Larry Ray Henderson and Doris Ann Henderson a certain lot or tract

of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 28 in the Perry Development in that section of Greenville County known as Law's Souci about two miles north of the City of Greenville, near the New Buncombe Road, the same being on Rogers Avenue and having the following lines, courses and distances: BEGINNING at an iron pin on the Eastern side of a 6 foot sidewalk running along Belmont Avenue and a 6 foot sidewalk running along Rogers Avenue, and running thence along the Southern edge of said sidewalk on Rogers Avenue, N. 33-50 E. 50 feet to an iron pin, joint front corner of Lots Nos. 28 and 29; thence along the line of Lot No. 29 S. 5-50 E. 152 feet to an iron pin, joint rear corner of Lots Nos. 28 and 29; thence S. 33-50 E. 50 feet to an iron pin on the Eastern edge of said sidewalk running along Belmont Avenue; thence along said sidewalk N. 5-50 E. 150 feet to an iron pin, the begin the corner. Said lot is shown on plat of property recorded in the REC Office for Greenville County in Plat Book I, at page 33, which plat is hereby referred to and made a part hereof,

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of seventeen Thousand Nine Hundred Fifty ^{50/100} Dollars in the following manner One Thousand seven hundred ninety-five and 0/100 (\$1,795.00) Dollars cash herewith and the balance of Sixteen Thousand Nine Hundred Fifty-five and 50/100 (\$16,155.00) Dollars to be paid 144.72 per month commencing February 14, 1976, and \$144.72 on the 14th day of each and every month thereafter.

until the full purchase price is paid, with interest on same from date at 7 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 percent ~~dollars~~ for attorney's fees, as is shown by OUR note of even date herewith. The purchaser agrees to pay all taxes and insurance 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 I shall be discharged in law and equity from all liability to make said deed, and may treat said Larry Ray Henderson and Doris Ann Henderson as tenant holding over after termination, or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if already paid the sum of one hundred forty-four and 70/100 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 and seal, 5 this 14th day of January A. D., 19 76

In the presence of:

Margie A Hill William K. Trammell (Seal)
Edward B. Hanner Larry Ray Henderson (Seal)
Doris Ann Henderson (Seal)

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