

The State of South Carolina  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C. BOOK 1120 PAGE 633  
FEB 15 2 42 PM '80  
DONALD DANFERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Ralph Ellenburg  
..... have agreed to sell to  
Eugene Crook ..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, being shown and designated as Tracts A & B containing 13.93 acres, more or less, on a plat for Ralph Ellenburg, prepared by Robert R. Spearman, dated February 24, 1978, and being recorded in the RMC Office for Greenville County in Plat Book 7-U, at Page 38. Reference to said plat is hereby craved for the metes and bounds description thereof.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of One Hundred Sixty Seven Thousand One Hundred Dollars in the following manner Sixty and No/100 (\$167,160.00) \$25,000.00 upon the execution of this document, with balance in seven (7) equal annual installments commencing one year from date and continuing on like date thereafter (12.00%) until the full purchase price is paid, with interest on same from date at Twelve 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 per cent (15%) ~~sum~~ for attorney's fees, as is shown by a note of even date herewith. The purchaser 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 he shall be discharged in law and equity from all liability to make said deed, and may treat said Eugene Crook as tenant holding over after termination, or contrary to the terms of his lease and shall be entitled to claim and recover, or retain if already paid the sum of Twenty Thousand Three Hundred Eight and dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note. 57/100 (\$20,308.57)

In witness whereof, we have hereunto set our hands and seals this 15th day of February, 1980.

In the presence of:

[Signature] ..... (Seal)  
Ralph Ellenburg  
[Signature] ..... (Seal)  
Eugene Crook

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