

The State of South Carolina
COUNTY OF GREENVILLE

FILED
10 S.C.
15 PM '80
MRS. M. W. MRSLEY

KNOW ALL MEN BY THESE PRESENTS: Frank P. Hammond and William F. Case
..... have agreed to sell to
Gregory A. Warth a certain lot or tract
of land in the County of Greenville, State of South Carolina, known and designated as Lot No.
17 on Pine Ridge Drive as shown on "Map of Fresh Meadow Farms" made for Lehman
A. Moseley and C. Henry Branyon" by Madison H. Woodward, R. E., dated May 21,
1945, and recorded in the RMC Office for Greenville County, S. C., in Plat Book
S at Page 61, reference to said plat being craved for a metes and bounds description
thereof, and described as follows: BEGINNING at an iron pin on the Eastern side of
Pine Ridge Drive at the joint front corner of Lots 18 and 17, and running thence with
the joint line of said lots, N. 75-30 E. 250 feet to an iron pin; thence S. 0-30 W.
196.7 feet to an iron pin at the joint rear corner of lots 16 and 17; thence along
the joint line of lots 16 and 17, N. 74-30 W. 250 feet to an iron pin on the
Eastern side of Pine Ridge Drive; thence along Pine Ridge Drive N. 0-30 E. 67.3
feet to the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of Thirty-Nine Thousand Five Hundred (\$39,500.00) Dollars in the following manner
\$10,300.00 to be paid at the time of execution of this Bond for Title, and the balance
of \$29,200.00 to be paid in equal monthly installments of \$348.00 of which \$300.35
represents payment to principal and interest, and \$47.65 represents payment of taxes
and insurance, said payments to begin April 1, 1980, and to continue on the ~~15~~(OVER)
until the full purchase price ^{payments including} is paid, ~~with~~ interest on same from date at 12 per cent, per annum
until paid to be computed and paid ^{monthly} ~~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 proceed-
ings of any kind then in addition the sum of 15% ~~of the~~ ^{of the} ~~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 shall be discharged in law and equity from all liability to make said deed, and may
treat said Gregory A. Warth 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 20/100 (\$3,604.20) 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 on this 28TH day of
MARCH A. D., 1980

In the presence of:
Barbara Ellsworth
Barbara Ellsworth
Robert A. Ellsworth

Frank P. Hammond (Seal)
William F. Case (Seal)
Gregory A. Warth (Seal)

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