

The State of South Carolina

COUNTY OF GREENVILLE

} S.C.  
 JUN '82  
 SLEY

KNOW ALL MEN BY THESE PRESENTS: We, Helen C. Southern and John Gary Southern have agreed to sell to Tim A. West and Patsy A. West a certain lot or tract of land in the County of Greenville, State of South Carolina, on North side of North Acres Drive, being lot No. 37 on plat of North Acres, recorded in plat book EE page 13, Greenville County R. M. C. Office, being 80 by 100 feet and being the same conveyed to within grantors by Dorothy C. Carter by deed recorded in deed book 1130 page 958, on Aug. 12, 1980, R. M. C. Office for Greenville County.

12(271) P11-2-134 (NOTE)

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Thirty Thousand (\$30,000.00)---- Dollars in the following manner the sum of three thousand (\$3,000.00) dollars on the execution of this agreement, balance at the rate of \$250.00 per month for 24 months then the balance on the principal at rate of \$350.00 per month for a period of 13 years. Deed given & mortgage taken at end of 2 years. until the full purchase price is paid, with interest on same from date at 12 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 reasonable amount dollars for attorney's fees, as is shown by their note of even date herewith. The purchaser S agrees to pay all taxes while this contract is in force. and insurance. (sellers to pay 6 months 1982 taxes.)

It is agreed that time is of the essence of this contract, and if the said payments are not made when due they shall be discharged in law and equity from all liability to make said deed, and may treat said Tim A. & Patsy A. West as tenant S holding over after termination or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if already paid the sum of \$3,000.00 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 S and seal S this 16 day of June A.D., 19 82 .

In the presence of:

*Dee J. W. Kelly*  
 X Myrtle H. Campbell

*Tim A. West* (SEAL)  
*Patsy A. West* (SEAL)  
*John Gary Southern* (Seal)  
*Helen C. Southern*

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