

BEGINNING at a Poplar in Spout Branch at the southeast corner of other property of Dorothea Williams Hill and running thence with Spout Branch as the line the traverse of which are: South 62-10 East 150 feet, South 66 East 145 feet and South 67 East 78 feet to a stake on line of property of R. A. Dobson; thence with the line of said property South 62-20 West 679 feet to a stake, corner of property now or formerly belonging to J. C. Hill; thence with said property North 22-20 West 309 feet to a stake at the southern corner of other property of Dorothea Williams Hill; thence with the line of other property of Dorothea Williams Hill North 45-30 East 305 feet to a stake; thence North 86-15 East 153 feet to the BEGINNING corner.

This is the same property conveyed to Ralph L. Wardlaw, Jr. by Dorothea Williams Hill in Deed Book 967, at Page 585, in the RMC Office for Greenville County, South Carolina.

SELLER agrees to make, execute and deliver a good, fee simple general warranty deed with dower renounced and free and clear of all taxes, liens or judgments on the condition that the said Buyer shall pay the sum of \$31,900.00, which is the agreed purchase price for the property, plus interest on the unpaid balance at the rate of eleven (11%) percent per annum;

The terms of the payment of the amount due under this Contract shall be as follows:

The sum of \$1,500.00 shall be paid upon the sealing of these presents and the balance of \$29,900.00 shall be paid in monthly installments of \$308.62 commencing on the 1st day of October, 1982 and continuing thereafter until the principal and interest have been paid in full. This contract shall run for twenty (20) years, the Buyer may anticipate the payment of principal and interest.

In the case this sum or any portion thereof shall be collected by an attorney, an additional sum of 15% of the principal amount due shall be added as an attorney's fee.

The Buyer agrees to pay all of the taxes, insurance, repairs, painting and upkeep until the purchase price has been paid in full.

It is specifically understood and agreed between the Buyer and the Seller, that time is of the essence of this contract and that if any payment is not made when due, the Seller, at the Seller's option, may declare this contract null and void and that any payments which have been made shall be deemed as rent and the Seller shall be discharged in law and equity from making and delivering the deed referred to herein and shall be discharged from any liability under the terms of this agreement. In the event of any default in the payment of the same and

B  
7  
19  
0

4328 RV-21