

The State of South Carolina
COUNTY OF GREENVILLE

REC'D
S. C.
NOV 25 PM '82
RISLEY

14 (235) 117-3-4 (NOTES)

KNOW ALL MEN BY THESE PRESENTS: Jessie L. Grumbles, by her attorney in fact,
Anna Gail Lockee have agreed to sell to
Ruby R. Saxton a certain lot or tract

of land in the County of Greenville, State of South Carolina, with all improvements thereon,
being shown and designated as Lot No. 14 according to plat recorded in the R/C
Office for Greenville County in Plat Book C at Page 190 and being a portion of
the same property conveyed to grantor in Deed Book 255 at Page 92. Property
is known as 5 Waco Street, Greenville.

- (1) Purchaser accepts property in "AS IS" condition.
- (2) No prepayment penalty.
- (3) A five (5%) percent late charge will be added to any payment received by the seller after the 10th day of the month when due.
- (4) For purposes of foreclosure, this Bond for Title will be considered to be in default if any payment becomes more than thirty (30) days late.

New Plat prepared by Richard D. Wooten, Jr., RLS, dated November 17, 1982,
recorded in Plat Book 9-E at Page 92.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall
pay the sum of Twelve Thousand and no/100 (\$12,000.00) Dollars in the following manner
One Hundred eighty (180) consecutive monthly payments of One Hundred Fourteen
and 68/100 (\$114.68) Dollars each commencing December 1, 1982, and due on or
before the first (1st) day of each month thereafter,

until the full purchase price is paid, with interest on same from date at eight (8%) per cent, per annum
until paid to be computed and paid ~~annually~~ ^{monthly}, 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 a reasonable amount ~~costs~~ 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. Purchaser agrees to maintain and keep in force fire insurance on
property in the amount of at least \$12,000.00, naming the seller
as loss payee.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due seller shall be discharged in law and equity from all liability to make said deed, and may
treat said purchaser as tenant holding over after termination
or contrary to the terms of her lease and shall be entitled to claim and recover, or retain if
One Thousand Three Hundred Seventy-six
already paid the sum of and 16/100 (\$1,376.16) 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 30th day of
November A.D., 19 82.

In the presence of:

Sandra Parham
John C. Rickey

Ruby R. Saxton (Seal)
Ruby R. Saxton, Purchaser
Anna Gail Lockee (Seal)
Jessie L. Grumbles, by her attorney
in fact, Anna Gail Lockee, Seller

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