

The State of South Carolina

COUNTY OF GREENVILLE

REC'D
S. C.
NOV 27 PM '82
CLERK
HERSLEY

KNOW ALL MEN BY THESE PRESENTS: Jessie L. Grumbles, by her attorney in fact,
Anna Gail Lockee, _____ have agreed to sell to
Ruby A. Cowart _____ 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. 16 according to plat recorded in the RMC
Office for Greenville County in Plat Book C at Page 190 and being a portion of
property conveyed to grantor herein in Deed Book 660 at Page 31. Property is
known as 9 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 18, 1982,
recorded in Plat Book 9-F at Page 91.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall
pay the sum of Fifteen Thousand and no/100 (\$15,000.00) --- Dollars in the following manner
One Hundred eighty (180) consecutive monthly payments of One Hundred Forty-three
and 35/100 (\$143.35) Dollars each commencing December 1, 1982, and due on or before
the first 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 ~~dollars~~ for attorney's fees, as is

shown by a note of even date herewith. The purchaser s agrees to pay all taxes while this
contract is in force. Purchaser agrees to maintain and keep in force fire insurance
on the property in the amount of at least \$15,000.00, 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
already paid the sum of One Thousand Seven Hundred Twenty 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 30 day of
November A.D., 19 82

In the presence of:

John C. Richey
John C. Richey

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

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