

1983-85

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
AUG 2 4 11 PM '83
DONNIE S. WILKINSON
R.M.C.

PURCHASER'S MAILING ADDRESS:
102 Otis Street
Greenville, SC 29605

KNOW ALL MEN BY THESE PRESENTS: That HAROLD F. HUNT ("Seller")
..... have agreed to sell to
CLARENCE AIKEN, JR. ("Purchaser") a certain lot or tract

of land in the County of Greenville, State of South Carolina, in the City of Greenville, on the northern side of East Avenue, being shown on plat entitled "Property of Harold F. Hunt" prepared by Carolina Surveying Co., April 11, 1979, recorded in the RMC Office for Greenville County in Plat Bjok 7-E at Page 19, and having, according to said plat, the following metes and bounds: BEGINNING at an iron pin on the northern side of East Avenue at the joint front corner of the property herein described and other property of Seller, which iron pin is 445.4 feet west of the intersection of East Avenue with East Park Avenue, and running thence with the right of way of East Avenue S. 80-15 W. 50 feet to an iron pin at the corner of property now of formerly of Stephen G. Jones; thence with the Jones line N. 11-30 W. 200 feet to an iron pin; thence N. 80-15 E. 50 feet to an iron pin at the joint rear corner of the property herein described and other property of Seller; thence with the joint line thereof S. 11-30 E. 200 feet to an iron pin on the northern side of East Avenue, the point of beginning; being a portion of the property conveyed to Seller by deed of Selene R. Pool and Edward Pool recorded January 5, 1978, in Deed Book 1071 at Page 370, RMC Office for Greenville County, S.C. (Block Book Reference 39.1-1-27); and execute and deliver a good and sufficient warranty deed therefor on condition that Purchaser shall

26(500) 39.1-1-27 (Note)

pay the sum of Forty-Five Thousand (\$45,000.00) Dollars in the following manner: payments to be included in the total payments of \$1,500.00 per month represented by the Purchaser's promissory note of even date herewith, part of which is secured by a separate purchase money mortgage, said promissory note to be paid in full on or before ten years from date;

until the full purchase price is paid, with interest on same from date of ~~xxxxxxx~~ percent, 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 a reasonable sum ~~dollars~~ for attorney's fees, as is Purchaser's and insurance shown by ~~/~~ 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 Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Clarence Aiken, Jr. as tenant holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies paid 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 hands and seal this 1st day of August A. D., 19 83

In the presence of:
[Signature]
Olivia B. Norris
As to both parties

[Signature] (Seal)
HAROLD F. HUNT, SELLER
[Signature] (Seal)
CLARENCE AIKEN, JR., PURCHASER

[Signature]
(CONTINUED ON NEXT PAGE)

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