

FILED
GREENVILLE CO. S. C.
FEB 9 4 24 PM 1953

BOOK 472 PAGE 51

The State of South Carolina
COUNTY OF GREENVILLE

COLE FARRIS & CO.
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Lide L. Richbourg and Lila M. Richbourg
..... have agreed to sell to
Walton H. Clifton a certain lot or tract
of land in the County of Greenville, State of South Carolina, near the City of Greenville, S.C.
designated as Lot #20, Morningside Subidivision on Plat by Dalton & Neves, Engineers, Dec., 1952, recorded in Plat Book "EE" pages 2 & 3, R.M.C., Greenville County

Purchaser is thoroughly familiar with restrictions pertaining to above described lot. Restrictions referred to are recorded in R.M.C. Office, Greenville County, Book 470, Page 360. In addition to the above restrictions, all fuel oil tanks or barrels must be below ground or concealed.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Twelve Hundred Fifty and No/100 Dollars in the following manner \$187.50 in cash, receipt acknowledged, balance at \$25.00 per month commencing February 5, 1953.

until the full purchase price is paid, with interest on same from date at six (6%) 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 10% of balance dollars for attorney's fees, as is 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 we shall be discharged in law and equity from all liability to make said deed, and may treat said Walton H. Clifton as tenant holding over after termination, or contrary to the terms of a Lease lease and shall be entitled to claim and recover, or retain if already paid the sum of One Hunared and No/100 - - - 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 seals this 5th day of February A. D., 1953.

In the presence of:

Ellison Webster Lide L. Richbourg (Seal)
Sumner C. Smith Lila M. Richbourg (Seal)

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