SEP 29 10 53 AM 1964

The State of South Carolina COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: Stephenson Finance Company
has here agreed to sell to
Frank E. Anderson and Marian B. Anderson being the major portion of Lot of land in the County of Greenville, State of South Caroling 48 as shown on a plat of the property of William R. Timmons, Jr., recorded in Plat Book XX, Page 9, and naving, according to a survey, prepared by C. O. Riddle, September 1964. and recorded in Plat Book Page the following metes and bounds, to-wit: BEGINNING at an iron pin on the southerly side of Fairfax Drive at the joint front corner of Lots 47 & 48 and running thence with the common line of said lots S. 31-07 E. 163 feet to a fence; thence with said fence N. 38-28 W. 29-4 feet; thence continuing with said fence S. 57-26 W. 52-9 feet; thence continuing with said fence S. 71-25 W. 74 feet to an iron pin on the easterly side of Penarth Street; thence with said Street N. 31-07 W. 112.75 feet to an iron pin; thence around a curve at the intersection of Penarth Street and Fairfax Drive (the chord of which is N. 13-53 E.) 28.3 feet to an iron pin on the southerly side of Fairfax Drive; thence with said Drive N. 58-53 E. 114.4 feet to an iron pin; thence continuing with said Drive N. ALSO, all that piece, parcel or lot of land, being triangular in shape, and being a portion of Lot No. 49 as shown on the plats above referred to (over)
and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Three Thousand & No/100 (\$3,000,00) Dollars in the following manner
\$58.00 per month beginning 30 days from date and a like amount each
month thereafter
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 Ten (10%) percent xever for attorney's fees, as is
and insurance shown by the note of even date herewith. The purchaser 5 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 grantor shall be discharged in law and equity from all liability to make said deed, and may
treat said <u>purchasers</u> as tenant <u>S</u> holding over after termination,
or contrary to the terms oflease and shall be entitled to claim and recover, or retain if
already paid the sum of amount paid on note - delays per year for rent, or by way of liquidated damages, or may enforce payment of said note.
In witness-whereo Seller has have hereunto set his hand and seal this 29th day of
September A. D., 19.64
In the presence of: STEPHENSON FINANCE COMPANY By: It Die (Seal) (Seal)

(Continued on next page)