

STATE OF SOUTH CAROLINA:

C O N T R A C T O F S A L E

COUNTY OF GREENVILLE:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the payment of Fifty and No/100 (\$50.00) Dollars and the other promises herein contained that I, Y. P. McCarter, have agreed to sell to John S. Taylor, Jr. that certain lot or tract of land in Butler Township, County of Greenville, State of South Carolina, lying and being situate on the Northeasterly boundary of my property being approximately described as follows:

BEGINNING at a point on the Northeasterly boundary of Y. P. McCarter's land at joint corner with the property of Lake Forest Inc.; thence S 83-24 E 168 feet more or less to a point; thence S 5-30 W 818 feet more or less to a point; thence N 88-27 W 132 feet more or less to an iron pin; thence N 5-30 E 818 feet more or less. That it is the intention of the grantor to convey Two and One-Fourth ($2\frac{1}{4}$) acres of land in the said tract of land, the metes and bounds to be definitely determined by accurate survey of the said tract.

That I agree to execute and deliver them a good and sufficient warranty deed therefor on condition that John S. Taylor, Jr. shall pay the sum of One Thousand One Hundred and No/100 (\$1,100.00) Dollars on or before June 1, 1955, the said sum to bear interest at the rate of Five Percent (5%) per annum, to be computed and paid annually with the right in the purchaser to anticipate and pay off any balance due hereunder without penalty therefor and that in case the said sum or any part thereof be collected by an attorney or through legal proceedings of any kind then in addition the sum of One Hundred and No/100 (\$100.00) Dollars for attorney's fees as shown by the purchasers 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 I, Y. P. McCarter, shall be discharged in law and in equity from all liability to make the said deed and may treat John S. Taylor, Jr., his heirs and assigns, as tenant holding over after termination and contrary to the terms of the lease shall be entitled to claim