

MAR 23 12 11 PM 1954

BOOK 496 PAGE 339

The State of South Carolina }
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, E. H. Burns

..... have agreed to sell to
Ansel Grant Drake and Doreen W. Drake

..... a certain lot or tract
of land in the County of Greenville, State of South Carolina, in Gantt Township, being
known and designated as Lot No. 13 on plat of Fairfield Acres, plat
of which is recorded in the R. M. C. Office for Greenville County
in Plat Book 322, Page 1, and according to said plat, having
the following metes and bounds; to-wit:

BEGINNING at a point on the southern side of Lanford Drive, joint
front corner of Lots Nos. 13 and 14, and running thence with the line
of said Lots S. 2-50 E. 150 feet; thence S. 86-42 E. 75 feet; thence
N. 2-50 E. 150 feet to a point on the south side of Lanford Drive;
thence with Lanford Drive N. 86-42 W. 75 feet to the point of
beginning.

..... and execute and deliver a good and sufficient warranty deed therefor on condition that the buyers shall

pay the sum of sixty-five hundred dollars Dollars in the following manner
Five hundred having been paid this date the receipt of which is hereby
acknowledged; with the balance of six thousand to be paid at the rate
of \$50.64 per month until paid in full. The first payment shall be due
May 5, 1954 and the remaining payments to be due on the same day of
each and every month thereafter until paid in full.

until the full purchase price is paid, with interest on same from date at six per cent, per annum
until paid to be computed and paid 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 ten per cent of indebtedness
for attorney's fees, as is

shown by a note of even date herewith. The purchaser agrees to pay all taxes while this
contract is in force, and to keep the same insured in the amount of \$6000.00
and assign same to the seller.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
the seller
due shall be discharged in law and equity from all liability to make said deed, and may
treat said buyers 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 amount paid dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, ~~we~~ we have hereunto set our hand and seal this 19 th day of
March A. D., 19 54.

In the presence of:

Wilder Meadows E. H. Burns (Seal)
James D. McKinney Jr. Ansel Grant Drake (Seal)
Doreen W. Drake

(Continued on Next Page)

SATISFIED AND CANCELLED OF RECORD
8th DAY OF Nov. 1960
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S.C.