

The State of South Carolina }
COUNTY OF GREENVILLE }

NOV 24 11 53 AM 1959

KNOW ALL MEN BY THESE PRESENTS: T. H. McGo wan

..... have agreed to sell to
Hortense Duck a certain lot or tract
of land in the County of Greenville, State of South Carolina, ~~located in Bates Township~~
on the South side of the Old Buncombe Road (now S. C. Highway No. 415)
containing 9 acres more or less, and bounded on the North by said High-
way; on the West by the Mill Road, on the South by McKinney property;
on the East by Mountain Grove Baptist Church property.

and execute and deliver a good and sufficient warranty deed therefor on condition that Buyer shall
pay the sum of Thirteen Hundred Fifty (\$1350.00) Dollars in the following manner
\$500.00 cash herewith, and the balance of \$850.00 to be paid as set
forth fully in a note of even date herewith, Maturity
until the full purchase price is paid, with interest on same from ~~date~~ at 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 proceed-
ings of any kind, then in addition the sum of a reasonable amount for attorney's fees, as is
shown by my 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 Hortense Duck as tenant holding over after termination,
or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if
already paid the sum of Two Hundred and 00/100 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 my hand and seal this 23rd day of
November A. D., 19 59.

In the presence of:
Roger C. Burgess (Seal) T. H. McGo wan
William J. South Hortense Duck (Seal)

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