

The State of South Carolina  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

OCT 18 3 57 PM 1960

CLERK

KNOW ALL MEN BY THESE PRESENTS: I, Terry F. Guest

..... have agreed to sell to  
Dorena H. Dersch and John Richard Ballard

..... a certain lot or tract  
of land in the County of Greenville, State of South Carolina, located on the N/S of Slater Road,  
Marietta, being shown as Lot no. 27 on plat of property of Daisy B. Cleveland made  
by W. J. Riddle, April, 1951, and also Lots 24, 25 and 26 as shown on plat of prop-  
erty of J. Norwood and Estate of R. Mays Cleveland made by W. M. Rast, June, 1927.

It is hereby agreed and understood that the monthly payments shall include fire  
insurance and county taxes at \$5.00 per month; it is further agreed that the purchasers  
shall have the privilege of paying all or part of the principal ~~xxx~~ at any time  
prior to maturity date without penalty.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall  
pay the sum of Forty One Hundred and 00/100----- Dollars in the following manner

Thirty Three Dollars and 01/100 (\$33.01) per month on the 1st day, beginning in  
November, 1960, and continuing on the first day of each following month, for a  
period of twenty two (22) years; said payments to include interest, taxes and  
insurance (fire)

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 reasonable amount dollars for attorney's fees, as is  
shown by our 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 shall be discharged in law and equity from all liability to make said deed, and may  
treat said Dorena H. Dersch and John Richard Ballard as tenant's holding over after termination,  
or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if  
already paid the sum of Three Hundred and Ninety Six & 12/100 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 24th  
September A. D., 19 60

In the presence of:

Edna A. Guest

John M. Miller

Terry F. Guest

(Seal)

(Seal)

Accepted:

Dorena Dersch

John Richard Ballard

(Continued on Next Page)